

**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:40 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

EXCUSED: MEMBER CRAIG GALATI

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., CHRIS KNIGHT – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

**MINUTES:**

CHAIRMAN TRUESDELL called the Briefing to order at 5:40 P.M.

DAVID CLAPSADDLE, Planning and Development, summarized the following items to be held in abeyance:

<u>Item</u>	<u>Case</u>	<u>Date Held</u>	<u>Reason</u>
08	VAC-0074-02	5/08/2003	County Action
12	MOD-1271	2/13/2003	Redesign
13	ZON-1270	2/13/2003	Redesign
14	SDR-1272	2/13/2003	Redesign
35	GPA-1425	2/27/2003	
52	SDR-1415	2/13/2003	Renotification

# *City of Las Vegas*

## PLANNING COMMISSION MEETING OF JANUARY 23, 2003 Planning and Development Department BRIEFING

### ITEM 7 – SDR-1298:

MR. CLAPSADDLE said there are four additional conditions for this item as follows:

5. The northern wall shall be a minimum of 12 inches thick and exceed STC standards, subject to approval of the Building and Safety Department.
6. There shall be no parking nor trash bin located in the alley at any time.
7. All roof top lighting shall be fully shielded and no lights shall escape onto abutting property to the north.
8. Parapet wall on north side of roof of parking structure shall be a minimum of 6' in height.

### ITEM-8 – VAC-0074-02:

MR. CLAPSADDLE explained that the applicant will be requesting this item be held in abeyance to the 5/8/2003 meeting, not 4/24/2003 meeting as was originally indicated in the Commissioners' backup notes. This item has been held in abeyance a couple of times. The majority of this Vacation is in the County and they have not acted on it yet.

### ITEM 10 - SDR-1104:

MR. CLAPSADDLE noted that there will be the following amended conditions for this item. In addition, the applicant may propose additional conditions.

Condition 6: Add "and a 50-foot street section measured from back of curb to back of curb."

Condition 14: Add: "except as amended by the Planning and Development Department."

Condition 24: Revise as follows: "A Homeowners Association shall be established to maintain all landscaping amenity zones created with this development. All landscaping within the amenity zones shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections

Condition 25: Delete: "be common lots" and "existing."

### ITEM 49 – SDR-1391:

MR. CLAPSADDLE explained that there is a copy of the previous conditions of approval for the existing condominium project that are attached to the Commissioners' summary sheet.

### ITEM 50 – SDR-1393:

MR. CLAPSADDLE added that today staff received the revised plans and conditions from the applicant for this item. Staff has not had a chance to go through all the conditions, but it looks like the revised site plan is taking care of the concerns. The applicant may choose to introduce additional conditions.

# *City of Las Vegas*

## PLANNING COMMISSION MEETING OF JANUARY 23, 2003 Planning and Development Department BRIEFING

### ITEM 55 – SDR-1310:

MR. CLAPSADDLE stated that this case is to make the temporary modular trailer permanent. The applicant sat through a long hearing when this was on a previous agenda, so they have requested this item be moved forward. This is a non-public hearing item. CHAIRMAN TRUESDELL said that item would be heard after the Consent items.

### ITEM 57 – DIR-1208 and ITEM 58 – TXT-1358:

MR. CLAPSADDLE noted that there is additional backup that was just passed out to the Commissioners for these items.

### ITEM 16 – ZON-1017:

DAVID GUERRA, Public Works, said that an additional condition should be added at the request of the City Council involving the grades on the site. He would read that into the record when that item comes up for review at the regular meeting.

### OTHER ITEMS:

CHRIS KNIGHT, Planning and Development, said the Planning Commission had asked staff to look into the landscaping requirements in Town Center. Staff looked at those requirements in terms of whether there is a need to adopt an additional regulation to address the 20% open space requirement. Overall for Town Center there has been a 21% open space. The current standards are achieving the goals in terms of the amount of landscaping and open space that staff has been requesting from the applicants. There have been variances on some projects, but overall staff is projecting that the 20% open space requirement will be met. There is no need to adopt any further standards. Each case will be addressed on a case-by-case basis.

### ITEM 33 – GPA-1616 AND ITEM 34 – ZON-1618:

ROBERT GENZER, Director, Planning and Development, commented that these items involve chicken processing at a proposed market that is currently under construction. Staff recommended to the applicant that these items be tabled. Staff is drafting a Text Amendment, which will be on the next agenda. It will allow chicken processing by means of a Special Use Permit in a commercial zone. That is a better method to approach this request than a General Plan Amendment and Rezoning. Staff had requested a letter from the applicant concurring to staff's request, but that letter had not been received at the time of this Briefing.

**BRIEFING ADJOURNED AT 5:50 P.M.**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND 5:00 AM ON THE FOLLOWING TUESDAY.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:05 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, CRAIG GALATI (Arrived at 9:20 p.m.), BYRON GOYNES, LAURA McSWAIN, AND TODD NIGRO

**STAFF PRESENT:** ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., CHRIS KNIGHT – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., CHRIS MacDONALD – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

(6:05)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

**SUBJECT:**

Approval of the minutes of the December 19, 2002 Planning Commission Meeting

**MOTION:**

**GOYNES - APPROVED - UNANIMOUS with GALATI excused at the 1/23/2003 meeting and QUINN not present at the 12/19/2002 meeting.**

**MINUTES:**

There was no discussion.

(6:07)

1-45



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

**CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

**CHAIRMAN TRUESDELL noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - TMP-1268 - TIMBER RIDGE - LONE MOUNTAIN BUFFALO PARTNERSHIP** - Request for a Tentative Map FOR A 42 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.7 ACRES adjacent to the southwest corner of Buffalo Drive and Lone Mountain Road (APN 138-04-503-002 and 003),U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation PROPOSED: R (Rural Density Residential)] [PROPOSED: RPD3 (Residential Planned Development - 3 Units Per Acre)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED** Items 1, 2, 3 and 4 subject to conditions – **UNANIMOUS** with **GALATI** excused and **McSWAIN** abstaining on Item 4 [TMP-1424] as the applicant is a client of her firm

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:22 – 6:23)

1-546



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 1 – TMP-1268

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. Site development to comply with all applicable conditions of approval for Rezoning (Z-0086-02), Site Development Plan Review [Z-0086-02(1)], and Variance (VAR-1309).
6. A multi-use transportation trail is required along the south side of Lone Mountain Drive. The trail shall be shown on the Final Map. The trail shall be constructed in compliance with the Master Plan Transportation Trails Element, particularly with the design specifications of Exhibit 1.

Public Works

7. Petition of Vacation VAC-0075-02 must record prior to the recordation of a Final Map for this site.
8. Site development to comply with all applicable conditions of approval for Z-0086-02 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-1397 - CASA ROSA - HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR AN 84 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.7 acres adjacent to the north side of Charleston Boulevard, approximately 1,000 feet west of Vista Center Drive (APN: 137-35-410-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions – **UNANIMOUS** with **GALATI** excused and **McSWAIN** abstaining on Item 4 [TMP-1424] as the applicant is a client of her firm

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:22 – 6:23)

**1-546**

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 2 – TMP-1397

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall comply with all applicable conditions of approval for Rezoning (Z-0119-96), Development Agreement (DA-0001-96), Summerlin Development Plan Review (SV-0042-97) for the Vistas at Summerlin Village 20, and Minor Modification (MOD-1691).
3. Eight-foot wide street side multi-use trails must be shown along the south side of Vista Run Drive, and along the north side of Charleston Boulevard in accordance with Map No. 4 (Multi-Use Trail Alignments) of the Transportation Trails Element of the Las Vegas 2020 Master Plan and the Summerlin Master Plan Trails Plan.
4. A proposed shared vehicle/bike lane must be shown along Vista Run Drive in accordance with Map No. 5 (On-Street Bicycle Trail Alignments) of the Transportation Trails Element of the Las Vegas 2020 Master Plan and the Summerlin Master Plan Trails Plan.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

8. Provide public sewer easements for all public sewers not located within existing public street right-of-way as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 2 – TMP-1397

**CONDITIONS – Continued:**

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall comply with Summerlin Standard Drawing #S-58.
11. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. The proposed 25 feet wide private drives are acceptable provided no parking is permitted on the roadway. All required signage and/or curbside painting shall be maintained by the Homeowner's Association.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 2 – TMP-1397

**CONDITIONS – Continued:**

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
15. Site development to comply with all applicable conditions of approval for the Vistas at Summerlin Village 20, the Master Traffic Impact Analysis and all other subsequent applicable site-related actions.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-1412 - LAMPLIGHT ESTATES AT ROME - SHIRON CORPORATION - Request for a Tentative Map FOR A 20 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) [DR (Desert Rural Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions – UNANIMOUS with GALATI excused and McSWAIN abstaining on Item 4 [TMP-1424] as the applicant is a client of her firm**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:22 – 6:23)

**1-546**

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 3 – TMP-1412

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0065-02) and Site Development Plan Review [Z-0065-02(1)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0065-02 and all other subsequent site-related actions.
8. Terminal manholes shall be provided for all public sewers within this subdivision.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-1424 - AZURE/JONES - US HOME CORPORATION** - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 25.78 acres adjacent to the west side of Jones Boulevard, between Azure Drive and Tropical Parkway (APN: 125-26-602-001 and 125-26-604-004, 005, 006, 009, 010 and 011), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-PD3 (Residential Planned Development - 3 Units Per Acre) Zones, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions – **UNANIMOUS** with **GALATI** excused and **McSWAIN** abstaining on Item 4 [TMP-1424] as the applicant is a client of her firm

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:22 – 6:23)

**1-546**



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 4 – TMP-1424

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. Site development to comply with all applicable conditions of approval for Rezoning (Z-0059-02) and Site Development Plan Review (SDR-1122).

Public Works

6. Remove the ingress/egress area shown at the Bullring Lane entrance and continue the property line along the entire length of Jones Boulevard adjacent to this property. The City of Las Vegas no longer accepts ingress/egress easements/areas.
7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0059-02, Site Development Plan Review SDR-1122 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1531 - NOTIFICATION - GOOD EARTH ENTERPRISES, INC.** - Request for a Special Use Permit FOR A 330 UNIT ASSISTED LIVING APARTMENT COMPLEX at 233 South 6th Street (APN: 139-34-611-036) and 232 South 7th Street (APN: 139-34-611-037), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

NOTE: CHAIRMAN TRUESDELL disclosed that his office is located within the notice area, but did not see any impact, so he will vote on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated Item 5 [SUP-1531] and Item 6 [VAR-1295] were held in abeyance at the last meeting in order for staff to renotify the project. It entails 330 units for senior assisted living. In the future there is going to be a walkway built over the alley connecting the building with the annex as mandated by state regulatory criteria. Staff wondered if that would require a Vacation of air space right-of-way and found out it does not. That is another reason these items were held in abeyance. In addition, the applicant is requesting a Variance to allow 35 parking spaces where 70 spaces are required. This is in the redevelopment area of the city, which is an area where the City of Las Vegas is trying to encourage people to live.

PLANNING COMMISSION MEETING OF JANUARY 23, 2002  
Planning & Development Department  
Item 5 – SUP-1531

**MINUTES – Continued:**

Secondly, in the code this falls under the criteria of a group home facility. In this case, the El Cid Hotel is being converted to this assisted living facility. It is not a medical or nursing home facility. Group home facilities are allowed in the valley without a Special Use Permit for up to 10 individuals in a single family home. In the future this may prevent group homes from proliferating or being placed in areas that are more residential. This request is compatible with the surrounding area. It is on the corner of 6<sup>th</sup> Street and Bridger Avenue and across the street from the Beverly Palms Hotel. The Federal Courthouse is to the southwest of the site. The Las Vegas Academy is to the southeast. Staff recommended approval subject to the conditions.

SOPHIE LAU, President, Good Earth Enterprises, Inc., appeared as the owner of the El Cid Hotel for the last twenty years. Due to the overbuilt hotel rooms in Las Vegas, the hardship has spread out into the downtown area. Occasionally, her hotel gets overflow business from the Strip hotels, but overall, the downtown hotels are barely surviving. Due to the economy downturn in recent years, it has been a daily struggle to keep up the hotel operation. Currently she is considering shutting down the hotel and boarding up the building, unless it can be converted into a new business. After doing market research and talking to the neighbors, the conclusion and best solution was to convert the hotel into a senior group care assisted living facility. That has an unlimited market potential and huge demand for years to come. She concurred with staff's conditions.

BARRY GREENE, 5777 Clair D Lane, Henderson, Nevada appeared as the architect for the project. In the notification it indicates this is a 330-unit project, but it is 330 beds.

TODD FARLOW, 240 North 19<sup>th</sup> Street, wondered if the Health Department and Fire Department have to approve this facility. Also, he was concerned about the residents being ambulatory in case of a fire.

MS. LAU said they will comply with the Health Department and Fire Department requirements. Currently there are 163 rooms, which could accommodate approximately 330 individuals.

MR. GREENE added that the State Health Department and State Fire Department requirements have to be met. They have special conditions for this type of a facility.

COMMISSIONER McSWAIN asked for an explanation of assisted living facility versus convalescent care facility. She asked if there will be any improvements to the exterior structure.

PLANNING COMMISSION MEETING OF JANUARY 23, 2002  
Planning & Development Department  
Item 5 – SUP-1531

**MINUTES – Continued:**

MS. LAU answered that this proposal is for senior citizens that are ambulatory. They may have to get around in a wheelchair or by a walker. A convalescent care facility is considered skilled nursing where doctors and nurses are on staff. Those residents are primarily bedridden.

MR. GREENE said there will be very little change to the exterior structure. No additional rooms are being built.

MR. CLAPSADDLE added that there is no condition for enhancing the landscaping because it is an existing building and has adequate landscaping. There will be some minor façade enhancements.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 6 [VAR-1295] for further discussion.

(6:24 – 6:39)

**1-690**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire in two years unless exercised in that time or an Extension of Time is granted by the city Council.
2. Conformance to all applicable regulatory criteria of the State Health Licensing Division.
3. Approval of a parking variance for this use (VAR-1295).

Public Works

4. Dedicate a 10-foot radius on the northeast corner of Sixth Avenue and Bridger Street and a 10-foot radius on the northwest corner of Seventh Street and Bridger Avenue prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 5 – SUP-1531

**CONDITIONS – Continued:**

5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 5 – SUP-1531

**CONDITIONS- Continued:**

8. Landscape and maintain all unimproved right-of-way on Sixth Street, Bridger Avenue and Seventh Street adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sixth Street, Bridger Avenue and Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.
10. Submit an Encroachment Agreement for the proposed aerial walkway over the public right-of-way. Any aerial encroachment must provide a minimum clearance of 17 feet above the public right-of-way.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - VAR-1295 - GOOD EARTH ENTERPRISES, INC. - Request for a Variance TO ALLOW 35 PARKING SPACES WHERE 70 PARKING SPACES ARE REQUIRED FOR A PROPOSED 330 UNIT LIVING APARTMENT COMPLEX at 233 South 6th Street and 232 South 7th Street (APN: 139-34-611-034, 036, 037, and 039), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>7</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

NOTE: CHAIRMAN TRUESDELL disclosed that his office is located within the notice area, but did not see any impact, so he will vote on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this parcel is directly adjacent to the Downtown Overlay District. If it were within that district, there would not be any parking required. Staff feels that 35 parking spaces will be sufficient to cover staff and visitor parking because most of the individuals who will be living in this facility will not be driving automobiles. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 6 – VAR-1295

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 5 [SUP-1531] for further discussion.

(6:24 – 6:39)

**1-690**

**CONDITIONS:**

Planning and Development

1. This variance shall expire in two years unless exercised by the applicant or an Extension of Time is granted by the City Council.
2. Conformance to all conditions of approval of SUP-1531 and other site related actions.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - SDR-1298 - LEWIS CENTER PARKING, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF DAYSIDE INC.** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Building Setback Standards FOR A PROPOSED EIGHT LEVEL PARKING GARAGE WITH GROUND LEVEL RETAIL (17,959 Square Feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard (APN: 139-34-210-050 and 051), C-2 (General Commercial) and C-1 (Limited Commercial) Zones under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**242**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**3**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED** subject to conditions and additional conditions as follows:

1. The northern wall shall be a minimum of 12 inches thick and exceed STC standards, subject to approval of the Building and Safety Department.
2. There shall be no parking or trash bin located in the alley at any time.
3. All rooftop lighting shall be fully shielded and no light shall escape onto abutting property to the north.
4. Parapet wall on the north side of roof parking structure shall be a minimum of six feet in height.

– UNANIMOUS with GALATI excused

To be heard by the City Council on 2/19/2003.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 7 – SDR-1298

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this item had been held in abeyance from the last meeting. The applicant met with representatives of the adjacent Catholic Church to discuss issues, particularly the parking agreement. Staff attended some of the meetings. The Building and Safety Department staff met with the individuals involved to insure that all building requirements were met in regard to setbacks and other requirements. In this case, in the Downtown Centennial area there are zero setbacks required for a building. A waiver is being requested for a five-foot stepback. There are protruding banners on the façade of the building in order to break up that façade, which is the point of the stepback requirement. All the requirements with regard to streetscape and other architectural improvements have been met. Staff has conditions and there are an additional five conditions that have been worked out between the applicant and the adjacent property owner with regard to noise, wall, lighting, rooftop and shared parking agreement. This project is substantially in compliance with all the goals of the Downtown Centennial Plan. Staff recommended approval.

RON BURES, Dayside, Inc., 42 Ocean Harbor Lane, appeared in order to represent the application. He concurred with the conditions.

ERNIE FREGGIARO, Catholic Diocese, 2480 East Tompkins Avenue, PASTOR TIM WHEN, St. Joan of Arc Catholic Church, and ATTORNEY JOHN MOWBRAY, 300 South 4<sup>th</sup> Street, appeared in order to represent BISHOP JOSEPH PEPE, Catholic Bishop of Las Vegas, in approval.

ATTORNEY JOHN MOWBRAY asked staff to read into the record the conditions that have been agreed upon between the applicant and church.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 7 – SDR-1298

**MINUTES – Continued:**

MS. WHEELER said those conditions are as follows:

1. The northern wall shall be a minimum of 12 inches thick and exceed STC standards, subject to approval of the Building and Safety Department.
2. There shall be no parking or trash bin located in the alley at any time.
3. The adjacent alley shall be posted “No Parking.”
4. All rooftop lighting shall be fully shielded and no light shall escape onto the abutting property to the north.
5. Parapet wall on the north side of the roof parking structure shall be a minimum of six feet in height.
6. The applicant shall complete and maintain an agreement for shared parking for weekend services of adjacent church. At all times four spaces shall be available for the adjacent church use.

ATTORNEY MOWBRAY agreed with those conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, thought the car alarms should be taken into consideration during the church services. That situation should be handled other than giving a parking ticket. CHAIRMAN TRUESDELL said that situation has been addressed in the conditions.

COMMISSIONER EVANS said he was pleased that the applicant and church have reached a compromise that will work for everyone involved. His concern was the preservation of St. Joan of Arc Catholic Church. One problem with the church has been that it is parking impaired, so this will alleviate that situation. He was told there would be an attendant on duty at the parking garage, so if there are problems with car alarms or any other problems within the garage they can be attended to immediately.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:39 – 6:47)

**1-1140**

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 7 – SDR-1298

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Streetscapes shall meet standards of Downtown Centennial Plan, DSR.2a-b.
5. All overhead utilities shall be fully underground.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Coordinate with the City Surveyor to determine whether a Reversionary Map to remove the underlying lot lines is necessary. If a Reversionary Map is required it should record prior to the issuance of any building permits for this site.
8. Dedicate a 10-foot radius on the northeast corner of Lewis Street and Casino Center Boulevard prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
9. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 7 – SDR-1298

**CONDITIONS – Continued:**

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
12. Meet with the Flood Control Section of the Department of Public Works for assistance in resolving any drainage related issues that may impact this development, prior to the issuance of any permits for this site.
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the Lewis Street and Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - VAC-0074-02 - PALM MORTUARY, INC. -**  
Petition to vacate Rome Boulevard and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE to the 5/8/2003 Planning Commission meeting – UNANIMOUS with GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this request is a Vacation of right-of-way. The applicant has requested that they be able to hold this item in abeyance until the 5/8/2003 meeting. Staff has just received a letter from the applicant requesting an abeyance. The majority of this Vacation takes place in the County and they have not taken action on it.

ROBERT LEWIS, Orion Engineering and Surveying, Inc., 3068 East Sunset Road, Suite 9, concurred that this item should be held in abeyance until the 5/8/2003 meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:08 – 6:10)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - ZON-1103 - PARDEE HOMES OF NEVADA -**  
Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) of 4.0 acres adjacent to the northwest corner of Dorrell Lane and Fort Apache Road (APN: 125-19-501-019), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO - APPROVED subject to conditions – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the Town Center zoning is in conformance with the General Plan, which designates the site as L-TC (Low Density Residential – Town Center) as part of the Town Center Master Plan. The City's goal in Town Center is to have everything zoned as Town Center. The remaining ten acres is already zoned Town Center. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 9 – ZON-1103

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in approval. He liked the four-foot wide amenity zones along the sidewalks. He asked if this would be a gated community. MS. BOSSARD answered that it will not be a gated community. MR. FARLOW said he liked the fact that it will not be a gated community. He asked if the homes would be multi-story. MS. BOSSARD replied that some of the homes would be multi-story. MR. FARLOW thought multi-story homes are more energy efficient than single-story homes.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 10 [SDR-1104] and Item 11 [VAC-1254] for further discussion.

(6:47 – 7:07)

**1-1440**

Planning and Development

1. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.
2. Conformance to the conditions of approval for the Site Development Plan Review for this site.

Public Works

3. Dedicate 19.5 feet of right-of-way adjacent to this site for Wittig Avenue and a 25 foot radius on the southwest corner of Wittig Avenue and Fort Apache Road. In addition, dedicate, obtain dedication, or obtain roadway easement rights for the north half of Wittig Avenue adjacent to this site prior to the submittal of a Tentative Map for this site. If such dedication or easement rights cannot be procured for any reason, this site plan must be revised to eliminate the proposed 19.5-foot wide half-streets.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 9 – ZON-1103

**CONDITIONS:**

4. Construct half-street improvements including appropriate overpaving on Fort Apache Road, Dorrell Street, and construct appropriate half-street improvements on Wittig Avenue including sufficient paving over the centerline to provide two-way traffic access adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Extend public sewer to the west edge of this site in Dorrell Street and to the northern edge of this site in Fort Apache Road at a location and depth acceptable to the City Engineer concurrent with development of this site.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 9 – ZON-1103

**CONDITIONS – Continued:**

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - RENOTIFICATION - SDR-1104 - PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 90-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A REQUEST TO WAIVE THE STREET SECTION STANDARDS FROM THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on approximately 15.01 acres adjacent to the northwest corner of Dorrell Lane and Fort Apache Road (APN: 125-19-501-017, 018 and 019), U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center) and U (Undeveloped) [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO - APPROVED** subject to conditions with the following changes:

5. The subdivision entry from Dorrell Lane shall conform to figure 32 and figure 33 of the Town Center Development Standards Manual *with the exception of increasing the median to four-feet and reducing the amenity zone by a total of one foot;*
6. The street section for Dorrell Lane shall adhere to the Town Center Standards for a Town Center Residential Collector Street with the modification of using a ten-foot amenity zone and a five-foot sidewalk *and a 50-foot street section measured from back of curb to back of curb;*

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 10 – SDR-1104

**MOTION –Continued:**

16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050, *except as amended by the Planning and Development Department;*
24. A Homeowner's Association shall be established to maintain all landscaping *amenity zones* created with this development. All landscaping *within the amenity zones* shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections;
25. Public drainage easements must be privately maintained by a homeowner's association or maintenance association for all public drainage not located within public street right-of-way.

– UNANIMOUS with GALATI excused

To be heard by the City Council on 2/19/2003.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this is a request for a 90 lot single- family development. There will be an entrance on Dorrell Street and Wittig Avenue. Staff has been working with the applicant on this application. They have requested some waivers from the Town Center standards for the street sections. Pardee Homes owns approximately 80% of the property between Farm Road on the north, Deer Springs Way on the south, Tee Pee Lane on the west and Fort Apache Road on the east. Pardee Homes would like to modify the street sections so they could continue a standard throughout the development.

In regard to the interior streets, the standard is a five-foot sidewalk with an amenity zone. An amenity zone is not required, but if they have one it could be a part of the open space. Pardee Homes is proposing a four-foot sidewalk and four-foot amenity zone. They are also requesting a 39-foot right-of-way using a rolled curb. However, they are willing to have a 37-foot right-of-way with "L" curb. Staff is in agreement as long as there is a four-foot amenity zone. There should not be any streetlights, fire hydrants, and mailboxes within the sidewalk. Those items could be placed within the amenity zone.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 10 – SDR-1104

**MINUTES – Continued:**

Along Dorrell Lane there is a requirement for a seven-foot sidewalk and 7.5 foot amenity zone. They have already received approval for two developments within this area to allow a ten-foot amenity zone and five-foot sidewalk. Pardee Homes would like a five-foot sidewalk and 10 foot amenity zone along Dorrell Lane. They would like to increase the amenity zone to be able to provide additional vegetation adjacent to the sidewalk buffering the houses along Dorrell Lane. The houses on Dorrell Lane will face onto Dorrell Lane. There will not be any walls along that frontage, which meets the Town Center standard.

Along Wittig Avenue the applicant would like to have a public 37-foot wide street. That is acceptable to the Department of Public Works.

Along Fort Apache Road the applicant is not requesting any waivers on the west side of Fort Apache Road. Adjacent to their property, they will be required to put in a 20-foot multi-use trail.

They are requesting a waiver from the residential subdivision entry to reduce the sidewalk from six feet to five feet. However, prior to this meeting they have indicated they are willing to meet the six-foot requirement as stated in Town Center. Another requirement was to provide vegetation down the middle of the entry. There was discussion that the applicant may request four feet. One of the amenity zones could be reduced six inches on both sides to accommodate that request.

Along Tee Pee Lane, Severance Lane, Farm Road and Deer Springs Way they have requested other modifications. Some of those modifications have been approved elsewhere within this area for Pardee Homes. The applicant would like a standard so when they come back for a review staff would indicate to them that it would be acceptable, but would have to be reviewed by the Planning Commission. The applicant does not want to be required to request a waiver on each application.

They are meeting the open space and landscaping requirements. In some places they are providing additional landscaping. The waivers from some of the street sections are acceptable if they agree to the “L” curb for the interior public streets instead of the rolled curb.

DIANA BOSSARD, Bossard Development, 2920 North Green Valley Parkway, appeared with SCOTT STEADHAM, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, and concurred with the conditions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 10 – SDR-1104

**MINUTES – Continued:**

MR. DICHTER said there are the following condition changes.

5. The subdivision entry from Dorrell Lane shall conform to figure 32 and figure 33 of the Town Center Development Standards Manual with the *exception of increasing the median to four-feet and reducing the amenity zone by a total of one foot;*
6. The street section for Dorrell Lane shall adhere to the Town Center Standards for a Town Center Residential Collector Street with the modification of using a ten-foot amenity zone and a five-foot sidewalk *and a 50-foot street section measured from back of curb to back of curb;*
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050, *except as amended by the Planning and Development Department;*
24. A Homeowner's Association shall be established to maintain all landscaping amenity zones created with this development. All landscaping within the amenity zones shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections;
25. Public drainage easements must be privately maintained by a homeowner's association or maintenance association for all public drainage not located within public street right-of-way.

MR. CLAPSADDLE added that when the applicant applies for subsequent applications they would not have to make a modification for each application.

COMMISSIONER NIGRO asked if this just applies to Pardee Homes, or if it is a standard for other areas in Town Center. MR. DICHTER responded that Pardee Homes owns 80% in this area, but it should be allowed for adjoining developers so there is a continuous system. COMMISSIONER NIGRO thought this would open up a window for other developers to pick and choose parts for their projects. ROBERT GENZER, Director, Planning and Development, explained that this has to go through the City Council and staff will furnish a copy of the final wording.

CHAIRMAN TRUESDELL does not want to have blanket changes to the Town Center standards without looking at developments in a global manner.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 10 – SDR-1104

**MINUTES – Continued:**

MR. DICHTER commented that this is strictly a single-family area.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 9 [ZON-1103] and Item 11 [VAC-1254] for further discussion.  
(6:47 – 7:07)

**1-1440**

**CONDITIONS:**

Planning and Development

1. A Rezoning (ZON-1103) to a T-C (Town Center) Zoning District approved by the City Council for the east five-acre parcel of this site.
2. The setbacks for this development shall be a minimum of 10-feet to the front of the house, 18-feet to the front of the garage, 10-feet on the corner side, 5-feet on the side, and 15-feet in the rear. The front setback to the garage is to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb. The length of the driveway shall be a minimum of 18-feet.
3. The Tentative Map shall depict the required 20-foot wide Multi-Use Transportation Trail along the Fort Apache Road frontage, in accordance with Map Six of the Transportation Trails Element of the Master Plan. The Multi-Use Trail along Fort Apache Road shall be designed and constructed in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan.
4. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the submittal of a Final Map on this site, to reflect acceptable planting material and the approved amenity zones. The section along Dorrell Lane may include turf material for flood control purposes and will be limited to the amount necessary per the City's Flood Control Division. The landscape plan shall also depict any required accent paving.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 10 – SDR-1104

**CONDITIONS – Continued:**

5. The subdivision entry from Dorrell Lane shall conform to figure 32 and figure 33 of the Town Center Development Standards Manual.
6. The street section for Dorrell Lane shall adhere to the Town Center Standards for a Town Center Residential Collector Street with the modification of using a ten-foot amenity zone and a five-foot sidewalk.
7. The interior public residential streets shall adhere to the Town Center Standards for a Town Center Public Residential Street with the modification of using a minimum four-foot amenity zone and a four-foot sidewalk. The standard for Wittig Avenue is to use the same standards as for the interior public residential streets as long as Public Works approves this street standard for Wittig Avenue.
8. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
9. Design of the perimeter wall along Fort Apache Road shall conform to Figure 28 or Figure 28A of the Town Center Development Standards.
10. The City Council shall approve the Vacation (VAC-1254) application related to this site prior to approval of the tentative map.
11. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
12. No perimeter walls shall be allowed along any street that is 79 feet or less in width of street section, with the exception of corner lots.
13. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
14. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 10 – SDR-1104

**CONDITIONS – Continued:**

15. Air conditioning units shall not be mounted on rooftops.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied except as amended by conditions herein.
19. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
20. Site development to comply with all applicable conditions of approval for ZON-1103, Z-0034-01, and all other subsequent site-related actions.
21. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed access drive prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
22. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
23. Meet with the Clark County School District to provide pedestrian access easements, if necessary, at a mutually acceptable location prior to the submittal of any construction drawings for this site.
24. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 10 – SDR-1104

**CONDITIONS – Continued:**

25. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - VAC-1254 - PARDEE HOMES OF NEVADA -**  
Petition to vacate a portion of excess right-of-way adjacent to the northwest corner of Fort Apache Road and Dorrell Lane, and to vacate U.S. Government Patent Reservations generally located west of Fort Apache Road, north of Dorrell Lane, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO - APPROVED** subject to conditions and Condition 1 should add *and the Order of Relinquishment of Interest*– **UNANIMOUS** with GALATI excused

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant is requesting a Vacation of Patent Easements and a small piece of right-of-way. The Vacation of those items will not remove access to any adjoining properties and it is required in order to do the development as shown. Staff recommended approval subject to the conditions.

DIANA BOSSARD, Bossard Development, 2920 North Green Valley Parkway, appeared with SCOTT STEADHAM, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, and concurred with the conditions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 11 – VAC-1254

**MINUTES – Continued:**

DAVID GUERRA, Public Works, said Condition 1 should add *and the Order of Relinquishment of Interest*.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 9 [ZON-1103] and Item 10 [SDR-1104] for further discussion.

(6:47 – 7:07)

**1-1440**

**CONDITIONS:**

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation and the Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 11 – VAC-1254

**CONDITIONS – Continued:**

5. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - MOD-1271 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to the Iron Mountain Ranch Master Plan to ADD 3.98 ACRES TO THE OVERALL PLAN AREA (APN: 125-12-601-004, 005 and 006); AND TO AMEND THE PLAN REQUIREMENTS TO ALLOW 20,000 SQUARE FOOT LOTS ALONG BRADLEY ROAD WHERE THE PLAN REQUIRES 30,000 SQUARE FOOT LOTS (APN: 125-12-601-001, 003 and 006) adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive, R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the February 13, 2003 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] to the 2/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is bidding on work for KB Home and GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] be held in abeyance to the 2/13/2003 Planning Commission meeting. Staff has a letter requesting the abeyance.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 12 – MOD-1271

**MINUTES – Continued:**

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. He concurred that these items should be held in abeyance. They have met with the neighbors and are redesigning the project to incorporate their concerns.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] was held under Item 12 [MOD-1271].

(6:10 – 6:11)

**1-140**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - ZON-1270 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 3.98 acres adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-004, 005, and 007), PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the February 13, 2003 Planning Commission meeting..

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] to the 2/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is bidding on work for KB Home and GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] be held in abeyance to the 2/13/2003 Planning Commission meeting.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 13 – ZON-1270

**MINUTES – Continued:**

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] was held under Item 12 [MOD-1271].

(6:10 – 6:11)

**1-140**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ABEYANCE - SDR-1272 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 34-LOT SINGLE FAMILY DETACHED SUBDIVISION adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the February 13, 2003 Planning Commission meeting..

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE of Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] to the 2/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is bidding on work for KB Home and GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] be held in abeyance to the 2/13/2003 Planning Commission meeting.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 14 – SDR-1272

**MINUTES – Continued:**

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 12 [MOD-1271], Item 13 [ZON-1270] and Item 14 [SDR-1272] was held under Item 12 [MOD-1271].

(6:10 – 6:11)

**1-140**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

**PUBLIC HEARING - GPA-1016 - ROGER FOSTER** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (Office) TO: SC (Service Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**22****APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0****RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Petitions In Opposition

**MOTION:****McSWAIN - TABLED – UNANIMOUS with EVANS voting NO and GALATI excused****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that last spring the City Council asked staff to look into the possibility of changing the land use in this corridor to a commercial use. Two of the parcels are in the County and they had also been asked by the applicant and property owners to see if those parcels could become a commercial use. Some of the parcels had been denied commercial in the past. After working with the property owners, staff submitted GPA-1102 (General Plan Amendment) and it was approved on 8/24/2002. The City Council agreed that the land use most appropriate for this parcel and those parcels to the east would be O (Office). Since that time there have not been any changes to the uses. Staff recommended denial and O (Office) should remain.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 15 – GPA-1016

**MINUTES – Continued:**

ROGER FOSTER, 7770 Eldora Avenue, appeared as the owner of this parcel. He has worked on this project with COUNCILMAN LARRY BROWN and his office staff. He has been working on this for approximately the last eighteen months. It would be a lower impact for the neighborhood as far as traffic, privacy, utilities and lighting than an office. There is a sewer line in the back of the property, 20 feet off the property line, which renders it unbuildable, so they have placed R-V parking in that area to generate revenue. Initially he had proposed a 29-foot building height, which seemed to meet the approval of the adjacent residents on the north because that would block out the light pollution from adjacent businesses. However, after consideration, that height could be reduced to 24 feet or less. It would look similar to an office building. This property backs up to a Water District vacant lot. There is a deed restriction that only a mini-storage could be built on the site with the office.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. A study was done and the advice was to have this parcel remain as O (Office). He asked COUNCILMAN LARRY BROWN'S opinion on this proposal since the study has been done. Knowing COUNCILMAN BROWN, he did not think he would reverse the decision of the study.

GLENDA SELES, 3108 Gladstone Court, appeared in protest and submitted a petition signed by the homeowners who are directly affected by this project. Before this project begins the following concerns should be met:

1. Mature trees planted on the south side of Cheyenne Avenue from Fort Apache Road east to abate noise.
2. Construction be single story.
3. Signage not intrusive to the residents of Sun City.
4. No radio or CD playing allowed by customer.
5. No motors allowed to idle while loading goods.
6. Hours of operation limited to normal daytime business hours.
7. Security lighting shine away from the homes in Sun City and not into the yards or bedroom windows.
8. R-V and boat storage placed at the back under cover, out of sight, and no blue tarps allowed on boats, etc.

COMMISSIONER McSWAIN asked for clarification on the mature trees on Cheyenne Avenue. MS. SELES felt those trees would block out the adjacent 7-Eleven, casino and storage unit as well as the lights.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 15 – GPA-1016

**MINUTES – Continued:**

DEBORAH BETHERS, 3245 Uribe Street, appeared in protest. She is affected by the lights from some existing adjacent businesses. Another problem is trash pickup at those existing businesses.

STEVE BRUEN, 3241 Uribe Street, appeared in protest. He was fearful that not all the conditions will be met by the builder.

COMMISSIONER McSWAIN asked whether this business will be open 24 hours, requested clarification of signage, and wondered about idling of motors.

MR. FOSTER appeared in rebuttal. He held a neighborhood meeting and had four persons attend. People do not come to a mini-storage facility on a motorcycle to pack up their belongings. At the outset of the business he will probably rent 3 to 5 units per day, but on an average he rents 2 to 5 units per week at his other storage facilities. There will be a 100-watt light in each corner. As soon as a car pulls in the lights will go on and remain on for fifteen minutes. Hours of operation would be from 8:00 a.m. to 8:00 p.m. The closest units are 30 feet from the street and the two-story units are 80 feet from the curb. In regard to signage, there will be a sign in letters on the building indicating “Foster Mini-Storage” that will not create a lot of light. There will not be a standalone sign.

COMMISSIONER McSWAIN asked the applicant whether he would be willing to come back because staff is looking into an amendment that would allow N-S (Neighborhood Services) to have mini-storage facilities located within that zoning. MR. FOSTER agreed to that request. He understands that there is a deed restriction that says the Special Use Permit would be hard zoned even though it would be SC (Service Commercial). The only thing he could build in SC (Service Commercial) on this parcel would be a mini-storage facility, so if the property were sold the new owner would only be allowed to build a mini-storage.

DAVID CLAPSADDLE, Planning and Development, emphasized that staff feels the current O (Office) designation for this parcel is correct.

COMMISSIONER McSWAIN commented that there is another mini-storage facility in the general vicinity.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 15 – GPA-1016

**MINUTES – Continued:**

CHRIS KNIGHT, Planning and Development, said he did not believe that mini-storages would create a mini-storage mall like there are auto dealership malls. It is the market that determines how many mini-storage facilities would go into a particular area. He clarified that the city did not put the uses on the west. The existing uses are a non-conforming zone change that was approved by Clark County because that land is in the County. In looking at the potential of SC (Service Commercial) and uses immediately to the west, staff tried to determine if those uses should continue. That is why the O (Office) designation was adopted. It was on 8/21/2002 that those areas were changed to the O (Office) designation, so that has not been on there a long time. There has not been an adequate amount of time to give it a chance to perform.

COMMISSIONER McSWAIN thought this mini-storage facility would be less of an imposition for the neighbors than office space in terms of traffic and lighting.

COMMISSIONER EVANS said there is an Interlocal Agreement and the City is waiting for a comment from Clark County. He wondered if their comments have been received. MR. KNIGHT responded that their comments have not been received by the City as of this date. This application will require County Commission approval.

COMMISSIONER EVANS was concerned about the change in zoning, how enforceable a deed restriction can be, and whether there could be numerous legal issues. Any subsequent uses could be requested under C-1 (Limited Commercial) and could be uses that would never have been considered by the City. MR. KNIGHT said that all the uses in a zoning district have to be taken into consideration. Even if a Special Use Permit were granted and the property changed ownership, all those uses would be available to a new owner to either let the Special Use Permit expire or apply to the City for a change of use.

CHAIRMAN TRUESDELL thought a mini-storage could be a better buffer, but this only involves one parcel. This is a request to change what has just been done recently. The neighbors do not seem to be in favor of this mini-storage. If N-S (Neighborhood Services) is the direction a Text Amendment is going towards, he felt this project should be held until that is completed.

MR. ROGERS responded that he was working on this project prior to the O (Office) designation. Initially he proposed a car wash, but the neighbors favored the mini-storage when it was discussed at a neighborhood meeting. He emphasized that this parcel does not back up to residential, but to vacant Water District property. There will be some fake windows just for aesthetics.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 15 – GPA-1016

**MINUTES – Continued:**

MR. CLAPSADDLE noted that the Text Amendment for mini-warehouse and the storage of recreational vehicles with the approval of a Special Use Permit will be on the agenda at the next meeting.

CHAIRMAN TRUESDELL preferred having this item tabled until the Text Amendment process has been completed. MR. ROGERS agreed to have this proposal held in abeyance.

COMMISSIONER McSWAIN made a motion to table this request until the Text Amendment is adopted by the City Council. COMMISSIONER EVANS was concerned about the neighbors having to attend so many meetings on this issue. The study indicates that O (Office) is the appropriate use. He thought the Text Amendment should limit any other uses on this property.

MR. KNIGHT explained that when it has been determined that the City Council will adopt the Text Amendment to allow mini-storage in the N-S (Neighborhood Services) zoning category then the General Plan Amendment for S-C (Service Commercial) would be brought back and the applicant requested to amend the zoning request to N-S (Neighborhood Services). That would be brought forward at the appropriate time. It is unknown when the Text Amendment will be heard by the City Council.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 16 [ZON-1017], Item 17 [SUP-1018] and Item 18 [SUP-1454] for further discussion.

(7:07 – 7:46)

**1-2300**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1017 - ROGER FOSTER** - Request for a Rezoning FROM: U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office) TO: C-1 (Limited Commercial) on 2.5 acres adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), PROPOSED USE: MINI-WAREHOUSE, Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>22</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Petitions In Opposition

**MOTION:**

**McSWAIN – TABLED Item 16 [ZON-1017], Item 17 [SUP-1018] and Item 18 [SUP-1454] – UNANIMOUS with EVANS voting NO and GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there are conditions should this item be approved. Staff recommended denial.

ROGER FOSTER, 7770 Eldora Avenue, appeared as the owner of this parcel.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 16 – ZON-1017

**MINUTES – Continued:**

GLENDA SELES, 3108 Gladstone Court, appeared in protest and submitted a petition signed by the homeowners who are directly affected by this project.

DEBORAH BETHERS, 3245 Uribe Street, appeared in protest.

STEVE BRUEN, 3241 Uribe Street, appeared in protest.

CHRIS KNIGHT, Planning and Development, appeared to provide clarification on various issues.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 15 [GPA-1016], Item 17 [SUP-1018] and Item 18 [SUP-1454] for further discussion.

(7:07 – 7:46)  
**1-2300**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1018 - ROGER FOSTER** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>22</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Petitions In Opposition

**MOTION:**

**McSWAIN – TABLED Item 16 [ZON-1017], Item 17 [SUP-1018] and Item 18 [SUP-1454] – UNANIMOUS with EVANS voting NO and GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there are conditions should this item be approved. Staff recommended denial.

ROGER FOSTER, 7770 Eldora Avenue, appeared as the owner of this parcel.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 17 – SUP-1018

**MINUTES – Continued:**

GLENDA SELES, 3108 Gladstone Court, appeared in protest and submitted a petition signed by the homeowners who are directly affected by this project.

DEBORAH BETHERS, 3245 Uribe Street, appeared in protest.

STEVE BRUEN, 3241 Uribe Street, appeared in protest.

CHRIS KNIGHT, Planning and Development, appeared to provide clarification on various issues.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 15 [GPA-1016], Item 16 [ZON-1017] and Item 18 [SUP-1454] for further discussion.

(7:07 – 7:46)  
**1-2300**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1454 - ROGER FOSTER** - Request for a Special Use Permit FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE IN CONJUNCTION WITH A MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>23</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Petitions In Opposition

**MOTION:**

**McSWAIN – TABLED Item 16 [ZON-1017], Item 17 [SUP-1018] and Item 18 [SUP-1454] – UNANIMOUS with EVANS voting NO and GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there are conditions should this item be approved. No boat storage would be permitted in the setback areas. It would have to be screened from public streets. Staff recommended denial.

ROGER FOSTER, 7770 Eldora Avenue, appeared as the owner of this parcel.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 18 – SUP-1454

**MINUTES – Continued:**

GLENDA SELES, 3108 Gladstone Court, appeared in protest and submitted a petition signed by the homeowners who are directly affected by this project.

DEBORAH BETHERS, 3245 Uribe Street, appeared in protest.

STEVE BRUEN, 3241 Uribe Street, appeared in protest.

CHRIS KNIGHT, Planning and Development, appeared to provide clarification on various issues.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 15 [GPA-1016], Item 16 [ZON-1017] and Item 17 [SUP-1018] for further discussion.

(7:07 – 7:46)  
**1-2300**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1350 - DAVID B. OBER FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC.** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML-TC (Medium Low - Town Center) TO: MLA-TC (Medium-Low Attached Residential - Town Center) on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**NIGRO - APPROVED – UNANIMOUS with McSWAIN abstaining as her firm is in litigation with DR Horton and GALATI excused**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated these parcels are surrounded, except on the northern portion, by M-L (Medium-Low Density Residential). No changes to this plan have taken place to increase densities around it. All the density is north of Elkhorn Road. This General Plan Amendment would encroach a greater density into an area that is M-L (Medium-Low Density Residential). Staff recommended denial due to the density.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 19 – GPA-1350

**MINUTES – Continued:**

JEFF HENDERSON, DR Horton, Inc., 3513 East Russell Road, Suite D, appeared on behalf of the application.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 20 [ZON-1351] for further discussion.

(7:46 – 8:00)

**2-400**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1351 - DAVID B. OBER FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC.** - Request for a Rezoning FROM: U (Undeveloped) [ML-TC (Medium Low - Town Center) General Plan Designation [PROPOSED: MLA-TC (Medium-Low Attached Residential - Town Center) General Plan Designation] TO: TC (Town Center) on 20.41 acres adjacent to the south side of Elkhorn Road, approximately 330 feet east of Fort Apache Road (APN: 125-20-101-002, 003, 010 and 011), [PROPOSED: Multi-Family Residential Development], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO - APPROVED – UNANIMOUS** with McSWAIN abstaining as her firm is in litigations with DR Horton and GALATI excused

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is to rezone this property to Town Center. The rezoning to Town Center is appropriate. Staff recommended approval subject to the conditions regardless of the action taken on the General Plan Amendment under Item 19 [GPA-1350].

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 20 – ZON-1351

**MINUTES – Continued:**

JEFF HENDERSON, DR Horton, Inc., 3513 East Russell Road, stated this site is bordered on four sides by major streets. On the north side is Elkhorn Road, west is Fort Apache Road, east is a residential collector street and south is an 80-foot collector street. There is Medium Density directly to the north of this project, which allows up to 25 units per acre. To the south is Elkhorn Road, which is Medium Low, eight units per acre. In looking at the Master Plan, there is a Medium Low Attached land use designation, which allows up to 12 units per acre and is a transitional land use. Since there is Medium Density on one side of this parcel and Medium Low on the other side, 12 units per acre is a compatible transitional zoning.

They are proposing a tri-plex with common amenities and a common gate. This type of project is currently being built in other parts of the valley. There will be private streets so there are more strict open space requirements. Normal subdivisions for this density would require 10% open space, but they have been required to provide 20% open space. However, this particular project is at 22% open space. There will be a pool, play area, picnic benches/tables and putting greens. There will be a strong homeowners association. The exterior is designed to meet the Town Center guidelines as far as wall types and landscaping.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. He did not think this proposal is aesthetically pleasing. Since there will be a homeowners association he felt that means these units will be condominiums. He thought there are problems in similar projects that DR Horton has built.

COMMISSIONER NIGRO thought this is good transitional zoning. He has seen similar developments adjacent to small single-family lots that work very well.

CHAIRMAN TRUESDELL noted that this is a for-sale product. He realizes adjacent parcels will have an impact. This is an excellent product type for all sorts of demographics throughout the market.

EDDIE DICHTER, Planning and Development, stated this project would be subject to the Interlocal Agreement for the Special Use Permit. MR. CLAPSADDLE added that the Site Development Plan Review and Special Use Permit for the gated community would be on the next agenda.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 20 – ZON-1351

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 19 [GPA-1350] for further discussion.  
(7:46 – 8:00)  
**2-400**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission or City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 50 feet for Fort Apache Road, 40 feet for Dorrell Lane, 40 feet for Campbell Road, a 25 foot radius at the northeast corner of Fort Apache Road and Dorrell Lane and a 25 foot radius on the southwest corner of Elkhorn Road and Campbell Road prior to the issuance of any permits.
3. Construct half-street improvements including appropriate overpaving (if legally able) on Elkhorn Road, Campbell Road, Dorrell Lane and Fort Apache Road adjacent to this site concurrent with development of this site. Also, construct widened paving (if legally able) extending westward on Elkhorn Road to Fort Apache Road, northward on Fort Apache Road to Elkhorn Road, eastward on Dorrell Lane to Campbell Road and appropriate paved transitions from limits of proposed pavement to existing pavement on Campbell Road concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
4. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 20 – ZON-1351

**CONDITIONS – Continued:**

5. Coordinate with the Collection Systems Planning Section to extend the public sewer in Dorrell Lane to Fort Apache Road in an alignment and to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 20 – ZON-1351

**CONDITIONS – Continued:**

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1392 - CITY OF LAS VEGAS** - Request to amend the Centennial Hills Sector Plan to add the 2002 Interlocal Land Use Plan, add an Rural Neighborhood Preservation Boundary and Land Use, modify the Trails and Parks chapters, and remove references to the Northwest Sector Plan (APN: Multiple), Wards 4 (Brown) and 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN - APPROVED – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

CHRIS KNIGHT, Planning and Development, stated that in January of 2002, the City Council adopted an Interlocal Agreement with Clark County to address the growth and land use issues in the Centennial Hills area. That area was covered in the County's Lone Mountain Plan document and as part of that Interlocal Agreement, the City and County agreed to look at the two respective plans, zoning, and land use controls and attempted to bring the planning efforts as close together as possible. That seamless plan was to be adopted within one year or be completed within one year of signing the Interlocal Agreement. The seamless plan was completed in December of 2002.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 21 – GPA-1392

**MINUTES – Continued:**

The County Commission adopted their portion of the seamless plan on January 8 of 2003. The City is now bringing it forward. There are 35 changes in land uses. The City did not designate the school sites as elementary, middle or high school like the County. The City has amended their land use plan to reflect the County's. There are also some text changes. There are areas where the City has agreed not to annex, unless a private property owner comes forward and asks to be annexed. There is also a Rural Neighborhood Preservation land use category. Under the County's regulations, they can go up to 2.5 units per acre, which is equivalent to the City's DR classification of 2.0 units per acre. The City is amending their classification to go up to 2.49 units per acre. The County has adopted a PC district like the City's PCD. Staff recommended approval.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked how the Centennial Hills Trail Plan is being modified. MR. KNIGHT responded that the Trails Element was handled under an Interlocal Trails and Parks planning effort that has been completed and adopted by the City Council.

COMMISSIONER McSWAIN commented that the focus of a project is usually on the number of units per acre to determine whether or not it is appropriate. She wondered if that is fair. MR. KNIGHT replied that this General Plan Amendment addresses that issue to some degree. Under the County's land use classification, there is a Rural Preservation Land Use District. There is also a State statute that is called Rural Preservation Neighborhoods. That statute defines a rural Preservation Neighborhood as 10 or more dwelling units developed at 2.0 units to the acre or less within 330 feet of each other. When the State identified Rural Preservation Neighborhoods, the per acre issue came into play. However, under the land use classifications under Rural Preservation Neighborhoods, that land use district will allow 2.0 units per acre. For example, if a plan calls for a higher density across the street, the State Rural Preservation Neighborhoods does not come into play. The Rural Preservation Neighborhoods are larger than the State identified Rural Preservation Neighborhoods. Under State statutes, a parcel can be developed at 1.0 unit per acre, but not under the City's land use classification.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:00 – 8:11)

2-833

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1400 - RANCHO DECATUR, LIMITED LIABILITY COMPANY** - Request to amend the Centennial Hills Sector Plan FROM: GC (General Commercial) TO: LI/R (Light Industry/Research) on 48.49 acres adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN:139-18-302-004 and 139-18-403-001), Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN - DENIED – Motion for APPROVAL did not carry due to the lack of a super majority vote with EVANS and TRUESDELL voting NO, McSWAIN abstaining as Kalb Construction and Becker Trust are clients of her firm and GALATI excused**

**To be heard by the City Council on 2/19/2003.**

NOTE: COMMISSIONER NIGRO disclosed that Don Andress is one of the owners of this property and his firm had a business relationship with him, but is currently not doing any business with his firm. He will vote on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that there are a range of uses permitted in LI/R (Light Industry/Research) that may not be compatible with the neighborhoods to the south and west. Uses such as taverns and sexually-oriented businesses, or uses requiring large trucks, are not appropriate in this location. Staff recommended denial.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 22 – GPA-1400

**MINUTES – Continued:**

RICHARD MORENO, 300 South 4<sup>th</sup> Street, appeared on behalf of the applicant. This is a unique project for this area. The triangular shape creates its own buffer. The City of Las Vegas Master Plan of Streets and Highways indicates Rancho Drive, Decatur Boulevard and Smoke Ranch Road as 100-foot arterials. The intent is to build a park like the City's Tech Park and McCarran Center Park. It is an upgraded project with the landscaping increased. They are required to have 124 trees and have increased that to 221 trees. On the portion of the property that is closer to the residential portion on Smoke Ranch Road, C-2 would call for a berm to separate this project from the residential area, which will be included in the overall design. Staff has recommended that a Site Development Plan Review be brought before the Planning Commission for any future buildings. The office building will be the headquarters for American Asphalt. This request will comply with the current zoning. The Site Development Plan Review for the industrial park would also follow along with the code. The owners have already paid \$1.5 million to the City for drainage.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared as he was concerned as to what will happen beyond the current owners of the property once the zoning is changed. Perhaps this would be better addressed in a Special Use Permit than a rezoning. This project is unique.

SAM DUNNAM, Civil Engineer, 3471 West Oquendo Road, appeared on behalf of the applicants. There is a condition requiring a Traffic Impact Analysis. Traffic mitigation fees in the amount of \$140,000 were paid in December of 2002. The civil improvement plans were approved by the City of Las Vegas based upon that Traffic Impact Analysis in December of 2002. He requested the condition requiring a new Traffic Impact Analysis be deleted.

RICHARD SCHRODER, City of Las Vegas, Traffic Engineer, responded that if the trip generation has not changed, then the update would simply indicate the previous trip generation and the new trip generation.

COMMISSIONER NIGRO asked if a neighborhood meeting has been held. MR. MORENO replied that there was a neighborhood meeting and no problems were indicated at that meeting. There were a total of 14 individuals in attendance.

COMMISSIONER QUINN felt that this is a logical project next to the North Las Vegas Airport.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 22 – GPA-1400

**MINUTES – Continued:**

ROBERT GENZER, Director, Planning and Development, thought there are at least two viable alternatives to the C-M (Commercial/Industrial) being proposed. MR. CLAPSADDLE said one alternative would be to do a planned development. That entails a Development Agreement specific for this property. Uses could be selected, as well as parking requirements, landscaping, access, etc., which could not be done in a C-M (Commercial/Industrial) district. The City would enter into a Development Agreement with the applicant. Another alternative would be to do a C-PB (Community Planned Business Park). There are more restrictions regarding uses than in a C-M (Commercial/Industrial) district. He felt a planned development would be preferable. There would be a book of standards that everyone would agree to that whenever a project came in they would have to meet.

COMMISSIONER NIGRO asked if that would eliminate certain needs for Special Use Permits, etc. MR. CLAPSADDLE answered in the affirmative.

MR. MORENO added that it is uncertain what will happen tomorrow or the next day. The Site Development Plan Review takes care of all the problems.

COMMISSIONER EVANS felt this is an appropriate use, but it is a zone change that will live in perpetuity.

MR. CLAPSADDLE commented that when reviewing a site plan, the use is not looked at as much as the development standards of the code. Staff could have a Development Agreement drafted in 30 days and re-advertise to P-D.

CHAIRMAN TRUESDELL noted that there is R-1 (Single-Family Residential) across Smoke Ranch Road. He was fearful that if this zoning is changed to C-2 (General Commercial) there could be a truck terminal, food distribution center or other uses that could have a monumental impact in the area. The City needs to look at what could happen in this area. A planned development could be done in a short period of time. He felt P-D would be in the best interest of the applicant.

MR. MORENO objected to a P-D development. He noted that McCarran Airport will be reducing approximately 80% of its private aircraft, which means those planes will have to go to the North Las Vegas Airport. That would create a need for more offices in the area. This is a multi-million dollar investment.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 22 – GPA-1400

**MINUTES – Continued:**

COMMISSIONER NIGRO suggested holding this item in abeyance so a P-D development could be negotiated. MR. MORENO said they prefer to have this item voted on and forwarded to the City Council.

COMMISSIONER EVANS said he would not be supporting this use. He was concerned about its impact on the city's future.

COMMISSIONER QUINN asked if there could be a deed restriction placed on this project so this would be the only use. DEPUTY CITY ATTORNEY BRYAN SCOTT said many different uses would have to be on the deed restriction. A planned development would be a cleaner way to do this proposal.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 23 [ZON-1401] and Item 24 [SDR-1404] for further discussion.  
(8:11 – 8:45)

**2-1230**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1401 - RANCHO DECATUR, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: C-2 (General Commercial) TO: C-M (Commercial/Industrial) on 48.49 acre adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (APN: 139-18-302-004 and 139-18-403-001), PROPOSED USE: LIGHT COMMERCIAL/ INDUSTRIAL/OFFICE DEVELOPMENT, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – Motion carried with EVANS and TRUESDELL voting NO, McSWAIN abstaining as Kalb Construction and Becker Trust are clients of her firm and GALATI excused**

**To be heard by the City Council on 2/19/2003.**

NOTE: COMMISSIONER NIGRO disclosed that Don Andress is one of the owners of this property and his firm had a business relationship with him, but is currently not doing any business with his firm. He will vote on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that in the C-M (Commercial/Industrial) district all the range of uses have to be considered. Staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 23 – ZON-1401

**MINUTES – Continued:**

RICHARD MORENO, 300 South 4<sup>th</sup> Street, appeared on behalf of the applicant.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared as a concerned citizen.

SAM DUNNAM, Civil Engineer, 3471 West Oquendo Road, appeared on behalf of the applicants.

RICHARD SCHRODER, City of Las Vegas, Traffic Engineer, provided information on the Traffic Impact Analysis.

ROBERT GENZER, Director, Planning and Development, suggested alternatives to the C-M (Commercial/Industrial) district.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 22 [GPA-1400] and Item 24 [SDR-1404] for further discussion.  
(8:11 – 8:45)

**2-1230**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-1400) to a LI/R (Light Industrial/Research) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 23 – ZON-1401

**CONDITIONS - Continued:**

Public Works

4. Provide an update to the previously approved Traffic Impact Analysis or submit to the City of Las Vegas a new Traffic Impact Analysis to be approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
6. Site development to comply with all applicable conditions of approval for the Smoke Ranch Commercial Center (Commercial Subdivision) and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1404 - RANCHO DECATUR, LIMITED LIABILITY COMPANY** – Request for a Site Development Plan Review and a Modification to the planting scheme along the Rancho Drive frontage FOR A PROPOSED COMMERCIAL/INDUSTRIAL DEVELOPMENT on 14.45 acres CONSISTING OF AN 18,500 SQUARE FOOT OFFICE BUILDING on 1.85 acres adjacent to the west side of Rancho Drive, approximately 320 feet south of the Decatur Boulevard intersection (a portion of APN: 139-18-302-001) AND A 166,900 SQUARE FOOT COMMERCIAL/ INDUSTRIAL DEVELOPMENT ON 12.6 ACRES adjacent to the northeast corner of Decatur Boulevard and Smoke Ranch Road (a portion of APN: 139-18-403-001), C-2 (General Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to conditions – Motion carried with EVANS and TRUESEDELL voting No, McSWAIN abstaining as Kalb Construction and Becker Trust are clients of her firm and GALATI excused**

**To be heard by the City Council on 2/19/2003.**

NOTE: COMMISSIONER NIGRO disclosed that Don Andress is one of the owners of this property and his firm had a business relationship with him, but is currently not doing any business with his firm. He will vote on this item.

**MINUTES:**

CHAIRMAN TRUESEDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 24 – SDR-1404

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development, stated the office use is permitted with the current zoning. However, it does not meet all the standards of the code for C-2 (General Commercial) and not all the standards for landscaping. Under the current C-2 zoning, if there would be an application that met all the commercial development standards, that would probably be done administratively. Staff recommended denial of the office building because it does not meet all the standards of the code. Staff recommended denial of the 166,900 square foot commercial/industrial development because there are uses that could go into those buildings that would not conform to the current C-2 zoning and not be appropriate in C-M given the land development pattern of the area.

Condition 5 states that back when the Special Use Permit was approved, there was a condition that if new development is approved for the subject parcels within two years, which is the case, the City Council may impose conditions of approval on each development that required the removal of some or all of the off-premise billboard signs. There are billboard signs on this site.

RICHARD MORENO, 300 South 4<sup>th</sup> Street, appeared on behalf of the applicant.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared as a concerned citizen.

SAM DUNNAM, Civil Engineer, 3471 West Oquendo Road, appeared on behalf of the applicants.

RICHARD SCHRODER, City of Las Vegas, Traffic Engineer, provided information on the Traffic Impact Analysis.

ROBERT GENZER, Director, Planning and Development, suggested alternatives to the C-M (Commercial/Industrial) district.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 22 [GPA-1400] and Item 23 [ZON-1401] for further discussion.

(8:11 – 8:45)

**2-1230**



PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 24 – SDR-1401

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-1400) to LI/R (Light Industrial/Research) and a Rezoning [SDR-1401] to a C-M (Commercial/Industrial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval is limited to the 1.85 site and the 12.6 acre site. Additional development will require separate Site Development Plan Reviews.
4. Landscaping along the Rancho Drive portion of the 1.85 acres site shall be installed in compliance with the submitted landscape plan.
5. The review required by Special Use Permit (U-0059-01) shall be submitted within 30 days from the date of approval for the Site Development Plan Review (SDR-1404).
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 8-foot landscape planter along the proposed east/west private street.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 24 – SDR-1404

**CONDITIONS – Continued:**

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. All lots must be legally connected to public sewer.
19. Site development to comply with all applicable conditions of approval for the Smoke Ranch Commercial Center (Commercial Subdivision), Zoning Reclassification ZON-1401 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1410 - GALTAR, LIMITED LIABILITY COMPANY -**  
Request to amend a portion of the Centennial Hills Sector Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 1.04 acres adjacent to the east side of Rancho Drive, approximately 1,600 feet south of Lone Mountain Road (APN: 138-02-102-009), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN - APPROVED – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated this site is surrounded on all sides by similar uses. Staff recommended approval.

ADRIAN JONES, Jones Greenswold, 4815 West Russell Road, Suite 18R, appeared in order to represent the owner.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 25 – GPA-1410

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 26 [ZON-1411] and Item 27 [SDR-1413] for further discussion.  
(8:45 – 8:50)  
**2-2640**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1411 - GALTAR, LIMITED LIABILITY COMPANY -**  
Request for a Rezoning FROM: R-E (Residence Estates) TO: C-2 (General Commercial) on 1.04 acres adjacent to the east side of Rancho Drive, approximately 1,600 feet south of Lone Mountain Road (APN: 138-02-102-009), PROPOSED USE: USED AUTO SALES, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the property to the north is under a Resolution of Intent to C-2 (General Commercial). The property to the south and east is C-1 (Limited Commercial) and to the west is C-2 (General Commercial). The proposed zoning will be compatible with the surrounding properties and the zoning will be in compliance with the proposed General Plan Amendment to GC (General Commercial). Staff recommended approval subject to the conditions.

ADRIAN JONES, Jones Greenswold, 4815 West Russell Road, Suite 18R, appeared in order to represent the owner. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002  
Planning & Development Department  
Item 26 – ZON-1411

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 25 [GPA-1410] and Item 27 [SDR-1413] for further discussion.

(8:45 – 8:50)

**2-2640**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-1410) to a GC (General Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 26 – ZON-1411

**CONDITIONS – Continued:**

5. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the test drive patterns proposed for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact condition of approval imposed by the Planning Commission or the City Council on the development of this site. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site.
7. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
8. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the issuance of any building permits for this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1413 - GALTAR, LIMITED LIABILITY COMPANY -**  
Request for a Site Development Plan Review and a Waiver of the Required Parking Lot Finger Islands FOR AN ADDITION TO AN APPROVED USED VEHICLE SALES LOT on 4.14 acres adjacent to the east side of Rancho Drive, approximately 1,600 feet south of Lone Mountain Road (APN: 138-02-102-007 and 009), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the northern portion of this property was previously approved for a used car sales lot and also received a Special Use Permit for that lot. Now the applicant is proposing to extend the parking area. There will not be any new structures within this area. They will modify the overall parking layout and other structures. There is a 20-foot wide multi-use trail along Rancho Drive, which is required. Conditions have been added to insure that the trash enclosure includes a cover and the landscaping plan is revised to show the correct amount of trees around the perimeter. There is also a requirement to place landscape fingers within the customer parking area. Staff recommended approval subject to the conditions.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 27 – SDR-1413

**MINUTES – Continued:**

ADRIAN JONES, Jones Greenswold, 4815 West Russell Road, Suite 18R, appeared in order to represent the owner. He asked the procedure in regard to the Master Sign Plan as required in the conditions. MR. DICHTER replied that it would be a separate application that would come before the Planning Commission and City Council as a public hearing. Staff wants to see a comprehensive plan.

MR. JONES explained that at the present time there are two sign locations proposed. One sign would be freestanding facing Rancho Drive and the other is a building mounted sign. He included those in the submittal package.

CHAIRMAN TRUESDELL clarified that the signs would have to be submitted separately.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 25 [GPA-1410] and Item 26 [ZON-1411] for further discussion.

(8:45 – 8:50)

**2-2640**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-1410) to a GC (General Commercial) land use designation and a Rezoning (ZON-1411) to a C-2 (General Commercial) Zoning District approved by the City Council.
2. The landscape plan shall be revised to provide the minimum number of 24-inch box trees around the perimeter of the site and a minimum of one 5 foot wide landscape planter finger for every six spaces in the customer parking area. The revised plan shall be submitted to Planning Staff for review and approval prior to the approval of any permits for this site.
3. The proposed trash enclosure shall be covered as required by the Commercial Development Standards.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 27 - SDR-1413

**CONDITIONS – Continued:**

4. An Administrative Site Development Plan Review for the eastern portion of the site labeled, as future expansion shall be approved prior to the approval of any permits for this portion of the site.
5. Pursuant to Las Vegas Zoning Code Section 19.14, for any non residential site larger than 2.5 acres, a Master Sign Plan shall be submitted and approved before any on-premise signage may be installed on this site
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
8. A Multi-Use Non-Equestrian Trail shall be constructed along the Rancho Drive frontage as required by Map Number 2 of the Interlocal Joint Use Planning Area Trails map.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. Approval of and conformance to the Conditions of Approval for General Plan Amendment GPA-1410 and Rezoning ZON-1411. Conformance to all applicable Conditions of Approval for Rezoning Z-0049-02, Site Development Plan Review Z-0049-02(1) and Special Use Permit U-0076-02.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also meet Nevada Department of Transportation (NDOT) standards.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 27 – SDR-1413

**CONDITIONS – Continued:**

13. Loading or unloading of vehicles shall be done on-site only, there shall be no vehicles or transports allowed to park within the public right-of-way along Rancho Drive for either display or delivery purposes.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1411 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1414 - KARIM AFSHAR FAMILY ON BEHALF OF AMERICAN PREMIERE HOMES** - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density) TO: R (Rural Density Residential) on 38 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, and 007), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**EVANS - APPROVED – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated that this application is consistent and compatible with the properties on all four sides. Staff recommended approval.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent American Premiere Homes.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 28 – GPA-1414

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 29 [ZON-1426] and Item 30 [SDR-1421] for further discussion.

(8:50 – 9:00)

**2-2925**

**RECESS FROM 9:00 P.M. TO 9:20 P.M.**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1426 - KARIM AFSHAR FAMILY ON BEHALF OF AMERICAN PREMIERE HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) of 38 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with GALATI excused**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this site is designated DR (Desert Rural Density) in the Centennial Hills Sector Plan of the General Plan. The properties to the east and south are under Resolution of Intent to R-PD3. The proposed rezoning to R-PD3 will be appropriate for the R designation and the surrounding area. The applicant is proposing a subdivision with an overall density of 3.4 units per acre where 3.49 units is permitted. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 29 – ZON-1426

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent American Premiere Homes. The density is 3.4 units per acre.

No one appeared in opposition.

EDDIE DICHTER, Planning and Development, stated Condition 9 has explicit wording on the block wall.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 28 [GPA-1414] and Item 30 [SDR-1421] for further discussion.

(8:50 – 9:00)

**2-2925**

**RECESS FROM 9:00 P.M. TO 9:20 P.M.**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-1414) to an R (Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 29 – ZON-1426

**CONDITIONS:**

Public Works

4. The developer of this site shall coordinate with the City of Las Vegas Department of Public Works, the City of North Las Vegas, and the developer of the property immediately east of this site (Assessor's Parcel # 125-01-301-009) to determine the appropriate final alignment for Moccasin Road adjacent to this site in accordance with the general alignment identified in the City's Master Plan of Streets and Highways. The developer shall provide a plan for approval by the City Engineer identifying the final alignment and dedication requirements for each parcel affected by this plan, and shall dedicate or obtain dedication of appropriate right-of-way for the full 100 foot width of Moccasin Road adjacent to this site. Dedicate 30 feet of right-of-way adjacent to this site for Gilbert Avenue, 40 feet for Jones Boulevard and a 20 foot radius at the northeast corner of Jones Boulevard and Gilbert Avenue. Additional right-of-way for Standard Drawings #201.1 may be required if recommended by the approved Traffic Impact Analysis.
5. Construct half-street improvements including appropriate overpaving, if legally able, on Gilbert Avenue and Jones Boulevard adjacent to this site and construct the full-width of Moccasin Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section to determine appropriate alignments for public sewer service to this site and provide a public sewer stub to the north edge of this site in Moccasin Road on an alignment and to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 29 – ZON-1426

**CONDITIONS – Continued:**

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1421 - KARIM AFSHAR FAMILY ON BEHALF OF AMERICAN PREMIERE HOMES** - Request for a Site Development Plan Review FOR A 130-LOT SINGLE FAMILY DETACHED DEVELOPMENT on 38 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, and 007), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Applicant's Additional Conditions Submitted At Meeting

**MOTION:**

**EVANS - APPROVED** subject to conditions with the first sentence in Condition 9 deleted and replaced with applicant's Condition 4 as follows:

1. All public street lights shall be Summerlin type poles, mast arms, and heads.
2. All proposed interior private street lighting shall be electric "coach style" lights. All private street lights shall be privately maintained by the Homeowner's Association.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 30 – SDR-1421

**MOTION – Continued:**

3. A perimeter decorative block wall shall be constructed similar to the perimeter decorative block wall for Iron Mountain Ranch.

– UNANIMOUS with GALATI excused

To be heard by the City Council on 2/19/2003.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated access to this site will be on two driveways, one onto Jones Boulevard and one onto Gilbert Avenue. All of the proposed lots will be accessed from 39-foot wide private streets. The proposed development will consist of a 130 lot single-family residential development. The typical lot sizes are 8,050 square feet. All the homes in the subdivision will have front-loading garages. A 20-foot wide multi-use non-equestrian trail is required along the Moccasin Road frontage. The landscape plan indicates a total of 110,765 square feet of open space with various open space areas throughout the development, including a central park that contains 64,838 square feet. The open space exceeds the required amount. The submitted elevations depict one and two-story homes. They will be constructed of stucco exteriors with tile roofs. The site plan and landscape plan present an effective layout of streets, access and landscaping. Staff recommended approval subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent American Premiere Homes. They would like to add the following conditions at the request of the neighbors. To the south and east of this site a U.S. Home development, Greystone Homes, was approved with these similar conditions. He concurred with all the conditions.

1. The applicant shall construct a twenty-foot (20') wide non-equestrian trail adjacent to Moccasin Road frontage.
2. A deviation from City street lighting standards shall be allowed on all perimeter public streets to allow the streetlights to be the same style fixtures as used in Summerlin; however, the lighting shall meet City standard spacing requirements as required by the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 30 – SDR-1421

**MINUTES – Continued:**

3. All proposed interior private street lighting shall be electric “coach style” lights. All private streetlights shall be privately maintained by the Homeowner’s Association.
4. A perimeter decorative block wall shall be constructed similar to the perimeter decorative block wall for Iron Mountain Ranch.

JEFFREY REEVELL, 1100 Fifth Place, appeared in approval. He would like to have some backing for the sprinklers because the water is continually coming through the walls.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if there will be sidewalks, if the homes are multi-story, and if the homes will have a staggered orientation so one house will not block the sunlight of another house.

ATTORNEY GRONAUER said the homes are one and two stories. There are sidewalks within the subdivision. The perimeter walls will be similar to those on the south in the Greystone Homes, which is compatible to Iron Mountain Ranch that is under construction farther south on Jones Boulevard.

CHAIRMAN TRUESDELL asked if there are any specs on fences where the water leeches through. COMMISSIONER QUINN responded that Public Works has a spec on water proofing on a retaining wall, but not above the finished grade. He suggested putting on a water repellent on the walls.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 28 [GPA-1414] and Item 29 [ZON-1426] for further discussion.  
(8:50 – 9:00)

**2-2925**

**RECESS FROM 9:00 P.M. TO 9:20 P.M.**

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 30 – SDR-1421

**CONDITIONS:**

Planning and Development

1. A Rezoning (ZON-1426) to an R-PD3 (Residential Planned Development - 3 Units Per Acre) Zoning District approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall construct a twenty-foot (20') wide non-equestrian trail adjacent to the Moccasin Road frontage consisting of fifteen feet (15') on the subject property and five feet (5') of the adjacent right-of-way as required by the Transportation Trails Element of the General Plan.
4. All proposed street names shall be in accordance with the City of Las Vegas Street Naming and Address Assignment Regulations, ordinance # 3744.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. The setbacks for this development shall be as follows: minimum of 20 feet to the front of the garage and 15 feet to the front of house, as measured from the back of sidewalk or back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear. The maximum building height allowed shall be 2 stories or 35 feet whichever is less.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 30 – SDR-1421

**CONDITIONS – Continued:**

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on-site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1426, the approved Iron Mountain Ranch Master Access Analysis and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**GENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1417 - NV CENTRAL, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request to amend a portion of the Centennial Hills Sector Plan FROM: SC-TC (Service Commercial - Town Center) TO: M-TC (Medium Density Residential - Town Center) on 10.3 acres adjacent to the southeast corner of Fort Apache Road and Severance Lane (APN: 125-17-401-001), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**EVANS - APPROVED – UNANIMOUS with GALATI and McSWAIN abstaining as KB Home is involved with their firms**

**To be heard by the City Council on 2/19/2003.**

NOTE: COMMISSIONER GALATI arrived at the meeting at 9:20 P.M.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated this request is compatible with the potential uses that surround this site. Staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 31 – GPA-1417

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent KB Home Nevada, Inc. This property is located on the southeast corner of Fort Apache Road and Severance Lane. It is approximately 10.0 acres and currently master planned for SC (Service Commercial). This request would reduce it to Medium Density Residential, which would make it compatible with the property to the north. There is PF (Public Facility) and a park planned to the south.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 32 [SDR-1420] for further discussion.

(9:20 – 9:26)

**2-3557**

**MEETING RESUMED AT 9:20 P.M.**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1420 - NV CENTRAL, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A 129-UNIT MULTI-FAMILY DEVELOPMENT on 10.3 acres adjacent to the southeast corner of Fort Apache Road and Severance Lane (APN: 125-17-401-001), TC (Town Center) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN - APPROVED subject to conditions - UNANIMOUS with GALATI and McSWAIN abstaining as KB Home is involved with their firms**

**To be heard by the City Council on 2/19/2003.**

NOTE: COMMISSIONER GALATI arrived at the meeting at 9:20 P.M.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff has worked extensively with the applicant on the design of the project. It is 129 multi-family units at a density of 12.52 units per acre. A major issue with this applicant and the School District is the right-of-way width on Dapple Gray Avenue along the eastern portion of the site. Dapple Gray Avenue will be 65 feet in width, 35 feet on each side. At the next meeting there will be a Special Use Permit for a gated community. This project meets the Town Center Development Standards. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 32 – SDR-1420

**MINUTES – Continued:**

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent KB Home Nevada, Inc. This property is located on the southeast corner of Fort Apache Road and Severance Lane. It is approximately 12.5 units per acre and is a for-sale development. It is appropriate for being in Town Center. He concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if there will be sidewalks, multi-story houses, and if the houses will be staggered on the lots so the sun will not block one house from the other. On the Conservation Element of the 2020 Master Plan, it states that the houses should have as much southern exposure as possible. In this case, there are 11 houses out of 39 that have a southern exposure.

ATTORNEY GRONAUER answered that there will be sidewalks, multi-story and staggered homes.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 31 [GPA-1417] for further discussion.  
(9:20 – 9:26)  
**2-3557**

**MEETING RESUMED AT 9:20 P.M.**

**CONDITIONS:**

Planning and Development

1. Approval of Special Use Permit (SUP-1422) to permit a gated community with private streets on this site or submittal of a revised site plan, prior to submittal of the tentative map, to the Planning and Development Department for review and approval showing the development conformance to the requirements for a non-gated development in Town Center.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 32 – SDR-1420

**CONDITIONS – Continued:**

2. The site plan shall be revised to show Dapple Gray Avenue with the size of right-of-way, amenity zone, and sidewalk as determined by the Department of Public Works and the Planning and Development Department prior to submittal of the Tentative Map.
3. A pedestrian access gate shall be added onto the Severance Lane frontage near the tot lot and onto the Dapple Gray Avenue frontage between buildings 10 and 11 as shown on the approved site plan.
4. The subdivision entry from Fort Apache Road shall conform to figure 32 and figure 33 of the Town Center Development Standards Manual except for modifications required by Public Works for a gated entrance.
5. All plantings within the amenity zones shall adhere to Town Center Standards. A revised landscape plan shall be submitted and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect the correct planting within the amenity zones per the Town Center standards.
6. A Primary Arterial Trail, consisting of a 2.5-foot amenity zone and a 5-foot sidewalk, shall be constructed along the Fort Apache Road frontage.
7. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
8. Design of the perimeter wall along Severance Lane and Dapple Gray Avenue shall conform to Figure 28 of the Town Center Development Standards.
9. Design of the perimeter wall along Fort Apache Road shall conform to Figure 28 or Figure 28A of the Town Center Development Standards.
10. The setbacks for this development shall be 15-feet along the perimeter of the site (i.e. Fort Apache Road, Severance Lane, Dapple Gray Avenue frontages, and along the southern boundary), and 10-feet minimum between the buildings.
11. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
12. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 32 – SDR-1420

**CONDITIONS – Continued:**

13. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City departments must be satisfied.
18. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

19. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road, 40 feet for Severance Lane, 35 feet for Dapple Gray, a 25-foot radius at the southeast corner of Fort Apache Road and Severance Lane and a 15-foot radius on the southwest corner of Severance Lane and Dapple Gray prior to the issuance of any permits.
20. Construct half-street improvements including appropriate overpaving (if legally able) and the center median on Fort Apache Road. Construct half-street improvements including appropriate overpaving (if legally able) on Severance Lane and Dapple Gray adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All improvements shall meet Town Center Standards, coordinate requirements for Dapple Gray with Planning and Development and the Department of Public Works. The final requirements for Dapple Gray Avenue shall be determined on the Tentative Map.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 32 – SDR-1420

**CONDITIONS – Continued:**

21. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site concurrent with development of this site.
22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
23. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
24. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
25. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 32 – SDR-1420

**CONDITIONS – Continued:**

27. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 32 – SDR-1420

**CONDITIONS – Continued:**

28. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
29. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1616 - TRIPLE A, LIMITED LIABILITY COMPANY -**  
Request to amend a portion of the Southeast Sector of the General Plan FROM: SC (Service Commercial) TO: LI/R (Light Industrial/Research) on 4.09 acres adjacent to the northwest corner of Lamb Boulevard and Washington Avenue (APN: 140-30-601-016), Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>6</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – TABLED Item 33 [GPA-1616] and Item 34 [ZON-1618] – UNANIMOUS with GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested these items be held in abeyance.

JOHN T. MORAN, III, 630 South Fourth Street, appeared on behalf of the applicant. They want these items held in order to work out how chicken processing should be handled. His office has been in contact with COUNCILMAN REESE’S office, who have requested these items be held in abeyance so staff can ascertain which would be the proper vehicle to bring this request before the Planning Commission.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 33 – GPA-1616

**MINUTES – Continued:**

ROBERT GENZER, Director, Planning and Development, added that the proper action would be to table these items in order to have a Text Amendment drafted. The reason for a Text Amendment would be to allow chicken processing to be done with a Special Use Permit under a certain set of circumstances. If the Text Amendment does not go forward, then these items will be placed back on the agenda for action. If the Text Amendment goes forward, then these items will be withdrawn. A Text Amendment takes approximately three months to complete and would be considered under the Public Hearing portion of the agenda.

TODD FARLOW, 240 North 19<sup>th</sup> Street, said he thought this item had been approved in the past.

MR. GENZER explained that the market was approved, but not the chicken processing.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 33 [GPA-1616] and Item 34 [ZON-1618] was held under Item 33 [GPA-1616].

(6:11 – 6:15)

**1-180**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - ZON-1618 - TRIPLE A, LIMITED LIABILITY COMPANY -**  
Request for a Rezoning FROM: R-MHP (Residential Mobile/Manufactured Home Park) under Resolution of Intent to C-1 (Limited Commercial) TO: M (Industrial) on 4.09 acres adjacent to the northwest corner of Lamb Boulevard and Washington Avenue (APN: 140-30-601-016), PROPOSED USE: POULTRY PROCESSING CENTER IN CONJUNCTION WITH A GROCERY STORE, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>6</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**McSWAIN – TABLED Item 33 [GPA-1616] and Item 34 [ZON-1618] – UNANIMOUS with GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has requested these items be held in abeyance.

JOHN T. MORAN, III, 630 South Fourth Street, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 34 – ZON-1618

**MINUTES – Continued:**

ROBERT GENZER, Director, Planning and Development, added that the proper action would be to table these items in order to have a Text Amendment drafted.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared to request clarification on these items.

MR. GENZER explained that the market was approved, but not the chicken processing.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 33 [GPA-1616] and Item 34 [ZON-1618] was held under Item 33 [GPA-1616].

(6:11 – 6:15)

**1-180**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1425 - WILLIAM S. BOYD TRUST II, ET AL** - Request for to amend the Centennial Hills Sector Plan FROM: SC (Service Commercial) TO: M (Medium Density Residential) on 15.1 acres adjacent to the east side of Rancho Drive, between Coran Lane and Holly Avenue (a portion of APN: 139-19-705-001), Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**GALATI - APPROVED – UNANIMOUS with McSWAIN abstaining as her firm is negotiating with Richmond American Homes**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated this General Plan Amendment is compatible with the surrounding uses. Staff recommended approval.

CHRIS ARAMBULA, Tetra Tech, Inc., 401 South Buffalo, Drive, Suite 100, appeared on behalf of the applicant. They would like to have this item held in abeyance because they are attempting to purchase more property to have a larger parcel.

CHUCK RUTHE, property owner, 5525 Polaris, Suite E, appeared on behalf of the application. He concurred with the conditions. They want to proceed with this request.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 35 – GPA-1425

**MINUTES – Continued:**

MR. CLAPSADDLE responded that staff received a letter from Teri Pastorelli of Tetra Tech Engineering requesting abeyance.

No one appeared in opposition.

MR. CLAPSADDLE clarified that the only item on this agenda is the General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential). There is no Site Development Plan Review on the agenda.

CHAIRMAN TRUESDELL requested this item be trailed until its proper order on the agenda.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

\*\*\*\*\*

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON recommended approval.

MR. RUTHE said the applicant has met with COUNCILMAN WEEKLY because there is another applicant on this property along with this application. Richmond American Homes asked if the applicant would meet on this issue and the other issue, which has not taken place.

MR. ARAMBULA said it is his understanding that the William S. Boyd Trust has asked for 10.0 units per acre for a residential use on 12.77 acres versus 15.1 acres.

MR. RUTHE added that Richmond American Homes has filed this application, but have not signed any agreements or put up any money. William S. Boyd Trust has other buyers for this property if the zoning is reduced to residential.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:15 – 6:21/(9:26 – 9:28)

**1-290/3-140**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - GPA-1451 - PHILLIP LANGHAM ON BEHALF OF JOHN RADER** - Request to amend a portion of the Centennial Hills Sector Plan FROM: L (Low Density Residential) TO: O (Office) on 3.21 acres adjacent to the northwest corner of Ann Road and Leggett Road (APN: 125-28-801-014, 016, and 018), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**GOYNES – ABEYANCE to the 2/13/2003 Planning Commission meeting, and first item under Public Hearings not to be heard before 6:30 p.m. - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated this is a proposal to expand a non-conforming use to the east of this property. This is a stable residential area. There is no need for it to expand. Staff recommended denial.

ATTORNEY BILL CURRAN, Curran & Parry, 300 South Fourth Street, appeared on behalf of the applicant. This application has two separate parts, this General Plan Amendment and then a zone change scheduled for 2/13/2003. They felt both items should be considered at the same time. They have talked to many of the neighbors and would prefer this request only be discussed once.

JOHN TOBISCH, 7909 Kiowa Circle, said he would prefer this item be heard at this meeting.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 36 – GPA-1451

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(9:28 – 9:35)  
3-225

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1388 - JOHN AND MELANIE KENN** - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING ADDITION TO BE 12 FEET FROM THE REAR PROPERTY LINE WHERE 18 FEET IS THE MINIMUM SETBACK REQUIRED at 4915 Wild Thyme Avenue (APN: 125-24-512-036), R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions - UNANIMOUS**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this proposed room addition will match the existing residence in terms of building materials, elevations, roof lines and colors. The floor plan indicates there will be an internal access to the main residence. Under the original Site Development Plan Review for the subdivision, an 18-foot rear setback was required along Donald Road right-of-way to provide a larger buffer from the R-E lots to the south. Because there is no unique or extra-ordinary circumstance associated with this property and alternative designs are possible, staff recommended denial.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 37 – VAR-1388

**MINUTES – Continued:**

JOHN and MELANIE KENN, 4915 Wild Thyme Avenue, noted that staff has indicated that the 18 foot rear yard setback is for buffering to the residential estates on the south side of this property. They would like to have a setback of 12 feet. The addition will have the same characteristics of the existing house. After the addition is built there will be twelve feet between the addition and the block wall. On the other side of the block wall there will be a 12 foot landscape easement, 60 foot public street, and custom home approximately 30 feet from Donald Road. The adjacent neighbors have signed a form that was submitted with this application. The applicant submitted an approval letter from their homeowners association in approval. They spoke to the neighbor directly behind them who is not part of the association and did not have any problems with this request. There are pine trees along the back walls. The elevation of their house is higher than Donald Road. They are adding a bedroom so an aged parent can live with them. There is a house at 5317 Wild Thyme Avenue, which has a rear setback of 12 feet.

No one appeared in opposition.

COMMISSIONER McSWAIN did not feel this would impose on the neighbors. The addition would not run the full length of the house.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:53 – 10:58)

**3-3850**

**CONDITIONS:**

Planning and Development

1. All City Code requirements and design standards of all City departments must be satisfied.
2. The applicant shall obtain all appropriate building permits from the Department of Building and Safety.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1389 - SPECIALIZED DEVELOPMENT** - Request for a Variance TO ALLOW A REDUCTION OF THE MINIMUM LOT SIZE TO RANGE FROM 16,241 TO 18,041 SQUARE FEET WHERE 20,000 SQUARE FEET IS THE MINIMUM LOT SIZE REQUIRED between Torrey Pines Drive and Rebecca Road, approximately 560 feet north of Ann Road (APN: 125-26-403-013), R-E (Residence Estates) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>8</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters In Approval

**MOTION:**

**NIGRO – APPROVED subject to conditions with Condition 1 deleted – Motion carried with EVANS and GALATI voting NO**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that last November the Planning Commission and City Council approved a Special Use Permit for a gated private street within this subdivision. At that time the applicant showed the lots going through the centerline of the street. The lots were 20,000 square feet. In order to have a private street, it must be made a common lot and the residential lots may not extend to the centerline. They have to stop at the edge of the private street. When that was done, all the lots came under the required 20,000 square feet for residential estate lots. This request represents a 19% deviation from the code.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 38 – VAR-1389

**MINUTES – Continued:**

Staff has concerns with the landscaping that is required along Torrey Pines Drive. It is shown as a landscape easement, but staff would prefer it to be a common lot to ensure that the vegetation is maintained by the homeowners association. It is a required six-foot landscape buffer. In addition, Lots 1 and 18 along the entryway have a landscape easement extending to Lots 1 and 8. When there is a gate, typically a wall is constructed to provide privacy for the adjoining lots. A landscape easement in a front yard would be restricted to a four foot high wall with the top two feet 50% or more open. That could create a situation where another Variance would be needed to put a wall in the front yard. To meet the 20,000 square foot requirement they would have to remove four lots. Staff recommended denial because there does not appear to be a hardship.

MICHAEL PATRY, Wright Engineers, Inc., 7310 Smoke Ranch Road, Suite R, appeared on behalf of the applicant. In the past the lots were measured to the centerline on the private streets. However, there have been changes to Title 19 where they are measured to the lot line of the private street as a separate lot. As a result of that technicality, the measurement reduces the lot sizes. The lots will meet the width and setback requirements. This will be a high quality product and aesthetically pleasing. They would prefer a landscape easement rather than a common lot because when it is a common lot, the side setback has to be measured from the edge of the common lot. A landscape easement is measured from the right-of-way. When the homes are built, if the developer chooses to have a common lot they would have a choice. He requested Conditions 1 and 2 be deleted.

KATHY PETERSEN, Specialized Development, 900 Granger Farm, explained that the reason they want the landscape easement is to upgrade the landscaping. The landscaping would be maintained by the homeowners because it is on a private gated street. The only alternative would be to request a zone change. This request is to develop nine acres.

CHARLES P. WATSON, 10321 Eagle Vale Avenue, appeared in protest. He owns five acres at Ann Road and Rebecca Road. He was told there is an Interlocal Agreement, which would allow him to develop 2.5 homes on the back of his property and 3.5 homes on the front side. In addition, the main drain is down Ann Road, 500 feet from the subject property. He has owned the property at Ann Road and Rebecca Road for many years.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked the width of the private street and if there will be sidewalks. MR. PATRY responded that the width of the private street is 40 feet to the back of curb.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 38 – VAR-1389

**MINUTES – Continued:**

MS. PETERSEN added that a survey was done. She sent out 250 mailers and received more approvals than protests. Since this is a rural area, the residents do not want streetlights and curbs.

COMMISSIONER EVANS noted that according to staff's report there are state laws involved. This request seems to be financial.

MS. PETERSEN noted that the Special Use Permit was approved in November of 2002. The Tentative Map did not get submitted at the same time.

MR. PATRY added that the lot size would exceed 20,000 square feet if it were measured to the centerline.

MR. DICHTER explained that this property is located within a Rural Preservation Neighborhood buffer. The density within the buffer is limited to 3.0 units per acre. This request is in compliance with that requirement. The requirements for private streets are at least 39 feet.

COMMISSIONER NIGRO did not see a negative impact that this Variance would create. Whether there are 18 lots or 15 lots, it appears that this development will have a narrow street and houses on both sides of the street regardless of who develops it.

MR. CLAPSADDLE said this Variance would allow a lot size in a district where it is not permitted. The minimum lot size in R-E (Residence Estates) is 20,000 square feet. This subdivision could be reconfigured to meet the standards of the code.

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that legally the Planning Commission has the discretion to grant a Variance if it is felt there is a need and the request is not financial in nature.

COMMISSIONER NIGRO did not feel that the neighbors would benefit by this lot remaining vacant. This property will never be developed in a typical R-E (Residence Estates) manner.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:58 – 11:16)

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 38 – VAR-1389

**CONDITIONS:**

Planning and Development

1. Prior to the submittal of a Tentative Map, the site plan shall be revised to remove one lot on each side of the private street to allow for lot sizes that exceed 19,000 square feet.
2. Prior to the submittal of a Tentative Map, the site plan shall be revised to show the six-foot landscape planter along Torrey Pines Drive as a common lot.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. Conformance to the Conditions of Approval for Special Use Permit (U-0115-02).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1396 - STEPHEN W. AND JESSICA M. ALEXANDER -**  
Request for a Variance TO ALLOW A SINGLE FAMILY DWELLING TO BE 20 FEET FROM THE FRONT PROPERTY LINE WHERE 25 FEET IS THE MINIMUM SETBACK REQUIRED AND 10 FEET FROM THE REAR PROPERTY LINE WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED at 6280 Fisher Avenue (APN: 125-35-613-003), R-D (Single Family Residential-Restricted), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – Motion carried with GALATI voting NO and GOYNES not voting**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that three Variances have been approved within this subdivision. However, each application is evaluated individually. Staff recommended approval on one of the Variances due to a drainage easement on the south side of the property limiting the building area, which created a hardship. In the other two cases, staff recommended denial because there was no hardship shown. In this case, no unique or extraordinary circumstance has been presented and the applicant has created a self-imposed hardship by attempting to overbuild the site. Alternative site layouts would allow conformance to Title 19. Staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 39 – VAR-1396

**MINUTES – Continued:**

STEPHEN W. ALEXANDER, 6280 Fisher Avenue, said he is requesting this Variance and realizes that the zoning is in place due to the homes on the south across Fisher Avenue because they are in an R-E (Residence Estates) zone. The appearance of the neighborhood should be maintained. He is requesting a 10-foot setback for 34 feet of the 116-foot wide property. The side yards will be large, 35 feet on the east side and 15 feet on the west side. The current zoning would allow a 96-foot wide home 45 feet deep. The neighbors on either side of this property are in support of this Variance.

TONY CRUZ, 6276 Desert Haven Road, appeared in approval. This lot is only 100 feet in depth. The lots to the east of Fisher Avenue on the east side of Maverick Street are 90 feet wide and 116 feet deep. The lots on the west side of Maverick Street are 100 feet deep and 116 feet wide. The typical setback from the rear is 15 feet and 20 feet from the front. This property looks like a rectangular lot. In Lot 2 it will not exceed 3,500 square feet and this lot is approximately 3,400 square feet. This is not encumbering the neighborhood.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:16 – 11:23)

**4-845**

**CONDITIONS:**

Planning and Development

1. All City Code requirements and design standards of all City departments must be satisfied.
2. The applicant shall obtain all appropriate building permits from the Department of Building and Safety.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - VAR-1423 - BOLICK FAMILY TRUST** - Request for a Variance TO ALLOW A SINGLE FAMILY DWELLING TO BE 20 FEET FROM THE FRONT PROPERTY LINE WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED at 2011 Shenley Court (APN: 163-04-316-017), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN - DENIED – Motion for Approval subject to conditions did not carry with EVANS, GALATI AND TRUESDELL voting NO and NIGRO abstaining as the applicant is a tenant in one of his buildings**

**This is final action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that a similar request was approved on property on the northeast. The applicant is overbuilding the site. There are alternatives for a site plan. Staff recommended denial.

STACY SLADE, Slade Development, 8209 Gillette Street, appeared in order to represent the Bolick Family. This request is consistent with the remainder of the street. This Variance is being requested so the garage can be turned sideways to face the street.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 40 – VAR-1423

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared to ask if there will be sidewalks. He was concerned that a car could hang over onto the sidewalk.

CHAIRMAN GALATI did not feel this is the type of neighborhood where bumpers of the cars will be hanging over the curb. He noted that not only the garage, but the master bedroom is in the setback area.

MR. SLADE said that there would not be any sidewalks as this is a private, gated community. This house is approximately 5,000 square feet smaller than the house next door.

There was no further discussion.

CHAIRMAN TRUESDELL thought this house takes up an excessive amount of this property. He declared the Public Hearing closed.

(11:23 – 11:28)

**4-1050**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**PUBLIC HEARING - RQR-1365 - JAMES KARR ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required Five Year Review of an approved Special Use Permit (U-0110-97) WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2111 Western Avenue (APN: 162-04-801-001), M (Industrial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions – UNANIMOUS with GALATI not voting**

**To be heard by the City Council on 2/19/2003.**

NOTE: COMMISSIONER QUINN disclosed that his office is within the notification area, but did not feel that would affect his vote.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the area surrounding this billboard has not changed in the past five years. It remains an appropriate use at this location. It is anticipated that this area of the city will remain stable for the foreseeable future.

The billboard appears to have rust on it, so there is a condition that the supporting posts will be repainted within thirty days after final approval by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 41 – RQR-1365

**MINUTES – Continued:**

Condition 4 states that the property owner shall keep the property properly maintained and graffiti free at all times. Failure to perform that maintenance may result in a fine and/or removal of the billboard.

Condition 5 indicates that only one advertising sign is permitted per sign face.

Staff recommended approval subject to the conditions.

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, appeared on behalf of the application and concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, thought the idea of billboards is to allow the property owner extra revenue to maintain their property. This property has grass and weeds and not well maintained.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:28 – 11:32)

**4-1260**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 41 – RQR-1365

**CONDITIONS – Continued:**

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
5. Only one advertising sign is permitted per sign face.
6. The applicant is to submit a map showing all billboards owned by the applicant/owner within the City and include the GPS coordinates of each billboard within 30 days of final approval by City Council.
7. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1408 - DESERT LINCOLN MERCURY** - Request for a Special Use Permit FOR AN AUTO PAINT & BODY SHOP IN CONJUNCTION WITH AN EXISTING NEW CAR DEALERSHIP (DESERT LINCOLN MERCURY) at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), C-2 (General Commercial) and C-2 (General Commercial) Zones, Ward 1 (McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Location Map Submitted At Meeting

**MOTION:**

**GALATI - APPROVED** subject to conditions and additional condition that test drives be limited to Sahara Avenue and test drive plan provided to staff and Condition 3 modified as follows:

3. Openings in service bays shall not face public right-of-way unless screened in a way that is acceptable to the Planning and Development Department and shall be designed to minimize visual intrusion into adjoining properties.

**- UNANIMOUS**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 42 – SUP-1408

**MINUTES – Continued:**

EDDIE DICHTER, Planning and Development, stated an auto paint and body shop is within the allowed uses in a C-2 (General Commercial) zoning district with approval of a Special Use Permit. In the zoning code there are no standard conditions for an auto paint and body shop when it is located in C-2 (General Commercial). There are standard conditions in Title 19 for an auto paint and body shop when it is located in a C-M or M district. Staff applied those standards to this case. Staff recommended approval subject to the conditions.

SHAUN GRAHAM, Desert Lincoln Mercury, 9909 Fox Springs Drive, appeared on behalf of Desert Lincoln Mercury.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared to express his concern about the landscaping.

GARY SWANCIGER, 2270 Westwind Road, appeared in protest. Some of the homeowners have worked with the original car dealership. The homeowners allowed the auto dealer to expand their dealership with restrictions. The dealer purchased this property as it was, not as they would like it to be. An auto body shop in a residential area is not appropriate because of the noise and fumes.

LARRY CARTER, Market Vice President, Auto Nation, appeared as the original owner of the Desert Lincoln Mercury dealerships.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 43 [SDR-1407] for further discussion.

(11:32 – 11:47)

**4-1400**

**CONDITIONS:**

Planning and Development

1. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
2. All disabled or wrecked vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 42 – SUP-1408

**CONDITIONS – Continued:**

3. Openings in service bays shall not face public right-of-way and shall be designed to minimize visual intrusion into adjoining properties.
4. All repair work shall be performed within an enclosed building.
5. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1407).
6. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1407 - DESERT LINCOLN MERCURY** - Request for a Site Development Plan Review FOR AN AUTO PAINT AND BODY SHOP IN CONJUNCTION WITH AN EXISTING NEW CAR DEALERSHIP (DESERT LINCOLN MERCURY); A REDUCTION OF THE PERIMETER LANDSCAPING REQUIREMENTS; A WAIVER OF THE PARKING LOT LANDSCAPE FINGERS; A WAIVER OF THE REQUIRED LANDSCAPE PLANTER BETWEEN THE BUILDING AND THE PARKING AREA, AND A WAIVER OF THE PEDESTRIAN OPEN SPACE AND PLAZA REQUIREMENT on 7.75 acres at 5700 West Sahara Avenue (APN: 163-01-405-001, 002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and C-2 (General Commercial), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), C-2 (General Commercial) and C-2 (General Commercial) Zones, Ward 1 (McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GALATI - APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.



**PLANNING COMMISSION MEETING OF JANUARY 23, 2003**

Planning &amp; Development Department

Item 43 – SDR-1407

**MINUTES – Continued:**

EDDIE DICHTER, Planning and Development, stated the applicant is proposing to construct a 22,693 square foot building for the use of an auto paint and body shop. The applicant has requested several waivers from the City's commercial standards. One waiver is for landscape fingers in the parking lot. There will be a customer parking area, then a gate, and parking in the back for vehicles waiting to be worked on and staff parking. There will not be access to the public in that area. Staff recommended approval of the landscape finger islands not to be in the back area, but must be installed in the customer parking area.

In reference to the waiver of the landscape planter between the building and parking area, most of the building will be bays where the cars are driven in. There is not enough room for planters and in front of the visitor parking area is a small area. They are requesting a waiver to allow a pedestrian plaza. This site would be required to have a 250 square foot pedestrian plaza. There is a condition that the applicant would have to create a 250 square foot pedestrian plaza within the customer parking area to provide a breakup between the building and asphalt and provide an area for staff and customers waiting for their cars. Handicapped parking will be required on this site. There is a requirement of a minimum of one handicapped space in the customer parking area and the remainder spread throughout the site for staff. There is also another condition because as part of the original approval of the car dealership the perimeter wall and landscaping was approved at a 10-foot landscape buffer instead of the required 15-foot buffer. Staff agrees to that reduction since the wall and vegetation is already existing. Along Westwind Road they have not planted a sufficient amount of trees, so there is a condition that the required amount of trees be planted.

Staff recommended approval subject to the conditions.

SHAUN GRAHAM, Desert Lincoln Mercury, 9909 Fox Springs Drive, appeared on behalf of Desert Lincoln Mercury. He objected to Condition 3. The existing wall and trees will screen the right-of-way.

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared to express his concern that the landscaping has not been completed along Westwind Road. He was also concerned about the landscaping on Sahara Avenue.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 43 – SDR-1407

**MINUTES – Continued:**

GARY SWANCIGER, 2270 Westwind Road, appeared in protest. They have not maintained the landscaping. Some of the cars were shown to customers in his cul-de-sac until he asked them to leave. They test their cars in the Mormon Church parking lot on Lindell Avenue.

COMMISSIONER GALATI asked the applicant if there is test driving going through the residential neighborhoods. He wondered if the applicant would be willing to test drive the cars only on Sahara Avenue.

LARRY CARTER, Market Vice President, Auto Nation, appeared as the original owner of the Desert Lincoln Mercury dealerships. All their stores have test drive routes. Their Volkswagen Audi dealership had been testing cars on Lindell Avenue, but that has been discontinued. He agreed to a condition limiting test driving to Sahara Avenue.

COMMISSIONER GALATI requested the applicant to submit a test drive route. Also, he asked if the bay doors will be closed. MR. CARTER answered that he has the test drive route on a map in his vehicle. MR. DICHTER said the health code would require that the building be closed.

COMMISSIONER GALATI thought the conditions were stringent enough to protect the adjacent residential properties.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 42 [SUP-1408] for further discussion.

(11:32 – 11:47)

**4-1400**

**CONDITIONS:**

Planning and Development

1. A Special Use Permit (SUP-1408) for the Auto Paint & Body Shop approved by the City Council.
2. The site plan and landscape plan shall be revised to provide a minimum of two 5-foot wide planter fingers in the customer parking area. The revised plans shall be submitted to the Planning and Development Department for review and approval for conformance to this requirement, prior to the approval of any permits for this site.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 43 – SDR-1407

**CONDITIONS – Continued:**

3. The site plan and landscape plan shall be revised to provide a 250 square foot pedestrian plaza within the customer parking area. The revised plans shall be submitted to the Planning and Development Department for review and approval for conformance to this requirement, prior to the approval of any permits for this site.
4. Minimum 24 inch box trees 30 feet on center shall be planted in the existing landscape planter along the full length of Westwind Road, prior to the approval of a Certificate of Occupancy.
5. A total of five handicap accessible parking spaces shall be provided. One van accessible space shall be located in the customer parking area with the remaining spaces in the balance of the parking lot.
6. A Reversionary Map to eliminate the existing lot lines shall be recorded prior to the approval any permits for the Auto Paint and Body Shop building.
7. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
8. An administrative Site Development Plan Review depicting the future expansion area for the auto paint and body shop shall be approved prior to the issuance of any permits for the expansion.
9. Any new signage or modifications to existing signage shall require a Master Sign Plan.
10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 43 – SDR-1407

**CONDITIONS – Continued:**

13. Conformance to all applicable Conditions of Approval for all previous site related actions Z-0048-87, Z-0049-91 and Z-0096-94.

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map to revert the underlying lot lines to acreage is necessary; if such map is required it shall record prior to the issuance of any building permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any building permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1148 - SMOKE RANCH JONES PARTNERSHIP ON BEHALF OF SMOKE RANCH ENTERPRISES** - Request for a Special Use Permit FOR A SELF SERVICE CAR WASH adjacent to the north side of Smoke Ranch Road, approximately 190 feet west of Jones Boulevard (APN: 138-14-802-009), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**GALATI – ABEYANCE to the 2/27/2003 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated a self-service car wash is permitted in a C-1 (Limited Commercial) zone with approval of a Special Use Permit. However, there are several conditions required, including the openings to the wash bays not face public rights-of-way and designed to minimize the visual intrusion into adjoining properties. The submitted site plan depicts four car wash bays facing Smoke Ranch Road. In August of 2002, the City Council approved a Site Development Plan Review for this project. Conditions of approval included several revisions to the site plan related to the design. The site plan submitted as part of this

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 44 – SUP-1148

**MINUTES – Continued:**

application does not fully address the revisions imposed by the City Council. As part of this application, there is a condition on the original Site Plan Review requiring the Special Use Permit to continue on to City Council for review. Also, Condition 5 indicates that the access aisle along the north property line shall be eliminated and car wash stalls may not face any street frontages. If this item is approved, the applicant will need to apply for a Review of Condition to modify that condition in the original Site Plan Review. Because the proposed design of the site neither meets the basic standards, nor the conditions of approval as required by the City Council, staff recommended denial.

RUPEC CHIMA, Smoke Ranch Enterprises, 7469 Orange Haze Way, said he has been working on this project for eighteen months and owns the existing Arco Station next door. He has been working with staff to find out the best way to configure this car wash so that it meets all the requirements. This is the best plan that could be worked out. It is a drive-through car wash and four self-serve bays. By using the driveway behind the Arco Station, it allows for stacking positions and to make a left turn into the car wash. They plan to place some creative landscaping in the front of the bays so headlights will not be able to be seen onto the street. The only way to enter the car wash would be to go behind the gas station. They get about 1,800 gas customers per day.

No one appeared in opposition.

COMMISSIONER GOYNES noted that this is a congested corner. There is a car wash at Jones and Rainbow and at Jones and Decatur. He felt there are enough car washes in that area. MR. CHIMA explained that this car wash will be the only conveyor in the area.

COMMISSIONER NIGRO asked if the bays would face public rights-of-ways. MR. CHIMA answered in the affirmative. MR. DICHTER said an alternative would be to face the bays towards Jones Boulevard. On the Site Plan Development Review, there was a condition that the north access aisle to the back of the convenience store was to be eliminated. The applicant is proposing that area to be used as a staging area to be able to go into the automatic car wash.

MR. CHIMA noted that he usually has the lowest gas prices in the valley so that is the reason he has so many customers. He added that he would not provide smog service. That area will be used for a handicapped parking space.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 44 – SUP-1148

**MINUTES – Continued:**

COMMISSIONER NIGRO asked staff if the conditions comply with what the City Council approved. MR. DICHTER said the conditions do not comply with what the City Council has approved. However, there is a condition indicating that they must apply for a Review of Condition to be heard by the City Council to modify Condition 5 of the Site Development Plan Review. There are two items in that condition that would need to be modified, which is elimination of the access aisle along the north property line and car wash stalls to face onto a street.

COMMISSIONER GALATI felt that staff is not satisfied with this request even though there are conditions. He did not have a problem with the use, but the layout. He suggested holding this item in abeyance until a site plan is submitted that reflects the requirements that the City Council placed on it previously.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:47 – 12:04)

**4-2000**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1348 - THE HOWARD HUGHES CORPORATION ON BEHALF OF THE LAS VEGAS CULINARY ACADEMY - Request for a Special Use Permit FOR A SUPPER CLUB IN CONJUNCTION WITH A PROPOSED CULINARY SCHOOL AND RESTAURANT (LAS VEGAS CULINARY ACADEMY) at 1451 Center Crossing Road (APN: 138-30-113-016), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as employees in his firm are doing work for the Howard Hughes Corporation**

**To be heard by the City Council on 2/19/2003.**

NOTE: COMMISSIONER GALATI disclosed that in the past he has abstained on Howard Hughes Corporation projects, but his firm is not under contract with them at the present time and does not have any outstanding proposals, so he will vote on this item.

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 45 – SUP-1348

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development, stated this use is permitted in the P-C (Planned Community) and also the Employment Center of the Summerlin Land Use category. It has been before the Summerlin Design Review Committee. It is a reasonable use for the property. All the separation distances and requirements of the code are being met. Staff recommended approval subject to the conditions.

RICHARD MORENO, 300 South 4<sup>th</sup> Street, Suite 1500, appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(12:04 – 12:06)

**4-2780**

**CONDITIONS:**

Planning and Development

1. Conformance to all applicable Minimum Requirements under Title 19.04.050 for a Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Summerlin Site Development Plan Review (CRG-1483) and conformance to Summerlin Site Development Plan Review (SV-0016-01).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1361 - VILLAGE SQUARE, LIMITED LIABILITY COMPANY ON BEHALF OF JOLYN FUHRMAN - Request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALE LOT FOR A PROPOSED FARMERS MARKET adjacent to the northwest corner of Sahara Avenue and Fort Apache Road (APN: 163-06-816-036), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letters In Approval Submitted At Meeting

**MOTION:**

**McSWAIN - DENIED – Motion carried with EVANS and NIGRO voting NO and TRUESDELL not voting**

**This is final action.**

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the farmer's market will take up approximately 20 to 24 parking spaces within the Wellington Commercial Center. There is still adequate parking on the site to meet the code. It is a use that is allowed in the district. One of the conditions is to have a plaza area adjacent to the vendors so as to direct vehicular traffic away from the pedestrian areas. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 46 – SUP-1361

**MINUTES – Continued:**

JOLYN FUHRIMAN appeared on behalf of her application and concurred with the conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked staff if there is a way that this Farmer's Market could turn into a flea market.

COMMISSIONER EVANS felt that due to the location it will not turn into a flea market. MR. CLAPSADDLE noted that in her report there will be fresh fruits and vegetables, food, crafts, etc. It will be a typical Farmer's Market that is seen in a shopping center.

VIRGINIA JOHNSON, Las Vegas Farmer's Market, 3774 Horseshoe Mesa Street, appeared in protest. She has a market at 1600 North Rampart Boulevard. She asked what days and times this market will be open. She supports Farmer's Markets in the community, but not too close to hers.

STEVE JOHNSON, Las Vegas Farmer's Market, 3774 Horseshoe Mesa Street, appeared in protest. He is part of the Las Vegas Farmer's Market. That market is co-sponsored by the City of Las Vegas. They are going on their fifth year contract with the City. His market has been open on Wednesday for the last five years. He encourages Farmer's Markets. He objected to the subject market being open on Wednesdays. His market was at the Village Square for a year and a half and they either had too many farmers and not enough customers or too many customers and not enough farmers.

MS. FUHRIMAN said her market would be open on Wednesdays from 1:00 p.m. to dark. That is the day that has been approved by the property management.

CHAIRMAN GALATI thought this site is under-parked, overbuilt, and does not have good traffic circulation.

COMMISSIONER McSWAIN added that when she frequents this center, it is always a parking challenge.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(12:06 – 12:13)

**4-2880**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SUP-1416 - JUAN A. MARTINEZ ON BEHALF OF JUAN AND ANTONIO SANCHEZ** - Request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT FOR A PROPOSED HOT-DOG VENDING CART at 634 North Eastern Avenue (APN: 139-25-407-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions – Motion carried with TRUESDELL voting NO**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated hot dog vending carts are permitted in the C-2 (General Commercial) zoning district with approval of a Special Use Permit. There are no base conditions of approval. Staff recommended approval subject to the conditions.

SOSA RAFAEL MORENO appeared on behalf of the owner of the property, JUAN A. MARTINEZ, along with JUAN and ANTONIO SANCHEZ, 4845 East Cleopatra Avenue, #2290. The applicants have permission from MR. MARTINEZ, have complied with the City requirements, and were given an A certificate by the Health Department.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 47 – SUP-1416

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, felt this hog dog vending cart would work in this area due to the authenticity of the neighborhood where the people tend to go to open plazas.

CHAIRMAN TRUESDELL noted that some home improvement centers have hot dog vending carts. He was fearful that this could set a precedent for the area.

MR. CLAPSADDLE responded that there are not a lot of these carts. Each future application could be reviewed on a case-by-case basis. They have to obtain permission from the property owner and not interfere with traffic or pedestrian areas. The necessary permits need to be obtained from the Health District.

COMMISSIONER EVANS thought that perhaps open air vending carts might enhance the area.

MR. MORENO added that this cart would be in front of a market owned by JUAN A. MARTINEZ. The cart will be cleaned and kept at his market. The hours of operation are from the morning to the afternoon.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:13 – 12:19)

**4-3230**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The vending cart shall be located as not to interfere with vehicular or pedestrian traffic.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Meet with the Traffic Engineering Representative in Land Development to ensure that the location of the hot dog cart will not interfere with vehicle access, pedestrian access, or sight visibility requirements.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1385 - MOVING FORWARD, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE FOOT RETAIL BUILDING; A WAIVER TO ALLOW A 15 FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED AND A 15 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; A WAIVER TO ALLOW NO LANDSCAPING BETWEEN THE PARKING AREA AND THE BUILDING; A WAIVER OF THE REQUIREMENT TO HAVE ALL PARKING IN THE REAR OR SIDES OF THE LOT, AND A WAIVER TO ALLOW 10 FEET OF LANDSCAPING ALONG SMOKE RANCH ROAD WHERE 15 FEET IS REQUIRED on 2 acres adjacent to the south side Smoke Ranch Road, between Avery Drive and Steinke Lane (APN: 138-23-110-034), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**QUINN – NO RECOMMENDATION – Motion for APPROVAL subject to conditions with application amended to include hardscape in the back of the building resulted in tie vote with GALATI, GOYNES and TRUESDELL voting NO and EVANS not voting**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 48 – SDR-1385

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development, stated this is an infill piece on the south side of Smoke Ranch Road between Rainbow Boulevard and James Bilbray Drive. The application is for a 10,000 square foot retail center. The site has some constraints in terms of meeting all the standards of the commercial design standards, plus the landscaping, and all the other uses that are currently along Smoke Ranch Road. Staff recommended denial due to the size of the building and size of the site. They lack 14 parking spaces on parking. This site is being overbuilt. The size of the building could be reduced so they could meet the parking requirement or apply for a Variance to reduce the on-site parking. Staff feels the building could fit the site. Staff recommended denial.

TIM AYALA, 4600 Sunset Road, Suite 148, appeared on behalf of the applicant. This is the only undeveloped parcel in this area of Smoke Ranch Road. Due to the shape of the property, there is not enough room to accomplish what they would desire. They spoke with the neighbors and found they were in approval of developing this property. However, the neighbors had a problem with the traffic, noise, and lights at night. This will be a one-story building with intense landscaping in the front and back. There will be small ornamental signs. The building is 45 feet wide.

GARY WROTEN, 2344 Steinke Lane, appeared in approval. He felt this property is going to be developed very well.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked the width of the rear of this property. He wondered if any landscaping would grow in the back. Secondly, he wondered if the applicant had discussed this request with the Metropolitan Police Department due to the intense landscaping in the back.

COMMISSIONER NIGRO commented that this development would improve the area. This type of building is usually 60 feet deep, not 45 feet. In order to reduce the building, it would have to be reduced at the ends.

MR. CLAPSADDLE thought that perhaps it could be reduced at either end or just put a smaller building on the property. This is a good use for the site.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 48 – SDR-1385

**MINUTES – Continued:**

MR. AYALA did not think anything would be accomplished by shrinking the building. The owner needs to build a 10,000 square foot building in order to make it feasible. They plan to apply for a Parking Variance. This building will provide services for the community such as a mortgage company or veterinarian. It will not be a major impact for the neighbors.

COMMISSIONER GALATI did not feel that having a 10-foot no-man's-land adjacent to residential that is hidden by a building is a good design on any site. He would prefer a zero lot line rather than a 10-foot area. He had an experience with a building similarly designed that had problems with vandalism. MR. AYALA said they plan to put an iron fence in the back that will be locked so they can maintain the sprinkler system and landscaping.

CHAIRMAN TRUESDELL felt that the driveways right at the corner create a problem. The retail businesses will have to be serviced through their front door. MR. AYALA added that the neighbors were concerned about having parking in the back because of the noise. The neighbors like this building because it is a buffer between Smoke Ranch Road and their homes. The neighbors were shown a different site plan where the building was in the front and they were not in favor of that proposal.

COMMISSIONER QUINN preferred hardscape rather than landscape in the rear of the property. If the building is not leased and the income is not as anticipated, then the first thing to be neglected is the landscaping. MR. AYALA said that is the reason they plan to have doors in the back and the gate locked. COMMISSIONER QUINN preferred the landscaping be enhanced in the front.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:19 – 12:33)

**4-3630**

**CONDITIONS:**

Planning and Development

1. The site plan shall be revised to reduce the gross floor area of the building in order to meet the parking requirement or the applicant shall apply for a variance to allow reduced on-site parking.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 48 – SDR-1385

**CONDITIONS – Continued:**

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 48 – SDR-1385

**CONDITIONS - Continued:**

Public Works

12. Coordinate with the City Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map to revert the underlying lot lines to acreage is necessary; if such map is required it shall record prior to the issuance of any building permits for this site.
13. Dedicate an additional 10.5 feet of right-of-way for a total street width of 51 feet on Steinke Lane and 10.5 feet for a total street width of 51 feet on Avery Drive adjacent to this site prior to the issuance of any permits. If a Merger and Resubdivision Map to revert the underlying lot lines to acreage is necessary all dedications should be provided on Map.
14. Construct all incomplete half-street improvements on Smoke Ranch Road, Steinke Lane and Avery Drive adjacent to this site concurrent with development of this site.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 48 – SDR-1385

**CONDITIONS – Continued:**

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1391 - ERNEST LEROY HAWKINS, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 138 UNIT CONDOMINIUM DEVELOPMENT on 9.2 acres adjacent to the southeast corner of Alexander Road and Maverick Street (APN: 138-11-515-057 through 136 and 138-516-001 through 112), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>4</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions with Condition 12 amended so that the landscaping along Maverick Street be put in with a 10-foot wide landscape planter, 24-inch box trees, 20-feet on center up to Alexander Road - UNANIMOUS with GALATI and McSWAIN abstaining as KB Home is a client of their firms

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this property is currently zoned R-3 (Medium Density Residential). It is permitted under the Zoning Code. In May of 1997, there was a Site Development Plan Review for the entire site including the part in the northwest corner that is developed and for the remainder of this subject site. The project was approved for a 248-unit condominium development on the overall site. Subsequent to that, there have been maps recorded that would allow development of the project as approved at that time.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 49 – SDR-1391

**MINUTES – Continued:**

This site would be developed with eight-plexes. Only 56 units have been built out of the 248 units that were approved. This application is for 138 tri-plex units. There are about 54 less units being shown on this site than what was originally approved at the time of the site plan approval and also at the time that the final maps were recorded. At the time of approval, there was a 70-foot setback required as a condition. There were no Residential Adjacency Standards for the south property line where there are single-family houses abutting this site. At this time there are Residential Adjacency Standards for multi-family to single-family at a 3 to 1 slope. Staff was unaware as to the height of the buildings until yesterday. The elevations do not meet the Residential Adjacency Standards as the buildings are about three feet short. The site plan could be revised to meet those standards.

Another issue is that at the time of approval in 1997, there were a substantial number of conditions. Since this proposal has been submitted, some of those standards no longer apply because this is a different project with tri-plexes and not eight-plexes. Along the south property line there was a condition that the buildings be one story with a 70-foot setback because there were no Residential Adjacency Standards at the time so that was a way to lessen the impact of the project for the single family residences to the south. There was also a condition that required the units be limited to two-bedrooms. The subject project has some three-bedroom units. All the condominiums have two-car garages. The visitor parking is not evenly distributed throughout the site. Most of it is on the southwest corner of the property. Staff recommended denial.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent KB Home. This property consists of approximately 13.0 acres. Fifty-six units consisting of seven buildings have already been constructed. The original developer was unable to complete the project and it has been difficult to find another developer until KB Home got involved. They are proposing a tri-plex development and the key point about this is that they are coming in with a lower density than what had been previously approved for the entire site. The site plan that was approved a few years ago was for 19 units per acre. With the overall approval of this site plan, it will be under 15 units per acre. That will make less of an impact in the area. There are some existing R-E (Residence Estates) homes along the south property line. These current plans consist of a 70-foot setback. If the buildings were moved from two to five feet farther to the north, the Residential Adjacency Standards would be met. They will meet the landscape requirements to the south of this property. The residents will have the option of having a garage.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 49 – SDR-1391

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, appeared in protest. He objected to the aesthetics and that the buildings will be developed as tri-plexes as those always seem to create conflicts with the residents. All that is seen are garage doors.

HAROLD BARLING, 6164 Pine Villa Avenue, appeared in approval. He is an owner of a condominium that was built in the first phase. The previous developer was unable to complete the project. There have been several repossessions and residents delinquent in their dues. The homeowners association has financial trouble. They would have appreciated the government getting involved with this project. The homeowners would have preferred it built to the original design. This proposal is the only viable option.

RICHARD PERCELL, 6148 Foxcroft Avenue, appeared in protest. The City Council placed conditions on this property to help preserve property values and rights. One of the conditions was that the adjacent units on the south side be one story so they would not look into the half-acre back yards. Another condition was that there were to be garages across the back of the south of the property to act as sound and light buffers. There was also the requirement that there would be two-bedroom, two-bath units to keep the residency down.

KAREN HANSEN, 4009 Rhonda Drive, appeared in protest. This is not an attractive project. This property is surrounded by half-acre estate lots. The density is not compatible with the surrounding neighborhood. This will overcrowd the area. The residents will be cutting through the residential streets.

PAUL VONRUEDEN, President of Northwest Area Residents Association, 4808 Sunbrite Avenue, appeared in protest. Condominiums should not be overlooking the adjacent homes.

ATTORNEY GRONAUER appeared in rebuttal. With the approval of this site plan, KB Home would put in all the landscaping that is needed. Anything that was promised in the original site plan would be fulfilled in this proposal. This is the best case scenario under the circumstances. There will not be two-story homes on the south side as required in the Residential Adjacency Standards.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 49 - SDR-1391

**MINUTES – Continued:**

MR. CLAPSADDLE noted that the common areas in-between the two buildings range between 26 and 32 feet. There is room to have a 21, 22 or 23-foot common area that still functions well and meets the standards of the code. Another issue is landscaping along Maverick Street. The applicant has requested Condition 12 be amended to indicate that the landscaping along Maverick Street be put in with a 10-foot wide landscape planter, 36-inch box trees, 24-feet on center for this piece up to Alexander Road. ATTORNEY GRONAUER said that is the developer's intent.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:33 – 1:02)

**5-450**

**CONDITIONS:**

Planning and Development

1. The buildings along the south property line shall meet the requirements of the Residential Adjacency Standards and provide the 3 to 1 proximity slope from the existing single family residences. Revised plans depicting compliance shall be submitted to the Planning and Development Staff for review to ensure compliance with this requirement prior to the approval of a Tentative Map on this site.
2. Prior to the submittal of a Final Map Technical Review, the applicant shall submit written assurance that the Declarations for the existing common interest communities provide for this action, who has authority to sign the Final Map, and confirmation as to whether current owner's signatures are necessary on the new Final Map.
3. The site plan shall be revised to provide parking distributed throughout the entire site. The revised site plan shall be submitted to the Planning Staff for review to ensure compliance with this condition prior to the approval of a Tentative Map on this site.
4. The setback for the condominium buildings along Maverick Street and the south property line shall be 70 feet.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 49 - SDR-1391

**CONDITIONS – Continued:**

5. The garage building along the south side of the site shall be setback a minimum of 20 feet from Maverick Street and 6 feet from the south property line.
6. Access to Maverick Street shall be limited to an emergency crash gate only.
7. The parking provided in the area labeled, as possible future garage building, located in the southwest corner of the site, shall be constructed concurrent with development of the condominium buildings.
8. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
10. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

Public Works

13. Coordinate with the City Surveyor to determine whether a Reversionary Map or Merger and Resubdivision Map to revert the underlying subdivision to acreage is necessary; if such map is required it shall record prior to the issuance of any building permits for this site.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 49 - SDR-1391

**CONDITIONS – Continued:**

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any building permits, whichever may occur first. Gated access entry driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to the issuance of any permits for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The proposed 36 feet wide private roadways are acceptable provided no parking is permitted on at least one side of the roadway. All required signage and/or curbside painting shall be maintained by the Homeowner's Association.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1393 - RONALD J. RICHARDSON** - Request for a Site Development Plan Review FOR A PROPOSED 8,000 SQUARE FOOT RETAIL BUILDING (FAMILY DOLLAR); A WAIVER OF THE PARKING LOT LANDSCAPE FINGER REQUIREMENT; A WAIVER OF THE REQUIRED LANDSCAPE PLANTER IN BETWEEN THE PARKING AREA AND THE BUILDING; A WAIVER OF THE REQUIREMENT TO HAVE ALL PARKING IN THE REAR OR SIDES OF THE LOT; A WAIVER TO ALLOW AN UNCOVERED TRASH ENCLOSURE; AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER LANDSCAPING adjacent to the west side of Lamb Boulevard, approximately 500 feet south of Washington Avenue (APN: 140-30-701-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**GALATI – ABEYANCE to the 2/13/2002 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, referred to a letter from Delta Engineering that was provided to the Commissioners. Staff received some revisions to this project earlier today that addressed some of the conditions. Staff's recommendation for denial was based upon the site plan that was reviewed over the last couple of weeks. The applicant advised that they would try to meet as many of the conditions as possible, which is the reason for this revised site plan.

COMMISSIONER EVANS felt it was too late to submit a revised site plan as it did not give staff the proper amount of time to review it.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 50 – SDR-1393

**MINUTES – Continued:**

RICHARD MORENO, 300 South Fourth Street, Suite 1500, appeared on behalf of the applicant. The original project manager is in the hospital in Texas, which has created some hardships.

MR. DICHTER said the building is proposed to be all brick. Staff would recommend partial brick and partially another material. The applicant agreed to that recommendation. The building is in the same location. They added one landscape finger in the parking lot. In order to add more fingers, it would require removal of parking, but the site meets the parking requirement. There is parking in the rear and on the sides. The applicant is proposing additional landscaping on the west and north sides of the building.

CHAIRMAN TRUESDELL did not feel he was prepared to vote on this revised plan at such a late hour. He suggested holding this item in abeyance.

COMMISSIONER GALATI objected to reviewing the conditions at this meeting as he had already reviewed the previous application.

MR. MORENO said the applicant held a neighborhood meeting this past Monday. There were nine persons in attendance. They have addressed all of staff's concerns. When this property was purchased, the code called for 32 parking spaces. Just before the deal closed, the parking requirement changed to 46 spaces. In addition, they are requesting one landscape finger and an extra turnout of six feet by 24 feet.

COMMISSIONER GALATI made a motion to hold this item in abeyance to the 2/13/2003 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:02 – 1:09)

**5-1449**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1395 - BECKER TRUST COMPANY, ET AL ON BEHALF OF WL HOMES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 565-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road (APN: 125-04-001-001, 002, 003, 005 through 008 and 125-05-604-047), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition Submitted At Meeting

**MOTION:**

**QUINN - APPROVED** subject to staff's conditions – **UNANIMOUS** with McSWAIN abstaining as the Becker Family is a client of her firm

**To be heard by the City Council on 2/19/2003 not to be heard before 4:00 p.m.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this property was rezoned in May of 1999. The site plan conforms to the conditions of approval at that time. The lots range in size from 6,600 to 22,000 square feet. All the lots that are required to be a minimum of 20,000 square feet are along the west side of the property as they were required at the time of the rezoning. All the lots have access to 44-foot wide private streets. The open space standards of the code are exceeded, which is approximately 9% of the site. Some of the conditions include a

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 51 – SDR-1395

**MINUTES – Continued:**

20-foot wide, multi-use trail along the east side of Durango Drive and the south side of Moccasin Road. The setbacks are established as within an R-PD. The final alignment of Moccasin Road will have to be determined, which could have an impact on the site plan. Staff recommended approval subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent John Laing Homes. This is a Site Development Plan Review for an already approved residential development that was done in 1999. It has 2.49 units per acre. One of the conditions of the approved residential development was to bring a site plan back to be reviewed by the Planning Commission and City Council. This development is in six phases with the R-E (Residence Estates) lots adjacent to DR (Desert Rural) on the west side of Durango Drive. The density goes from the highest on the east to the lowest on the west. The lots on the east are 6,600 square feet and the home sizes are 2,000 to 3,000 square feet. The prices are in the mid-two hundred thousand. As the lot sizes get larger, they are 7,200 to 12,500 square feet with 2,500 to 4,500 square foot homes. Phase 6 has 20,000 to 22,000 square foot lots with home sizes from 3,000 to 5,000 and a price range of \$300,000 to \$500,000. There is twice the amount of open space that is required, which is 20.4 acres, including the area underneath the power easement. This site is in conformance with all the development standards.

They showed this plan to some of the neighbors and COUNCILMAN LARRY BROWN'S office. The homes will be single story along the western property line and Log Cabin Way. This project has to be developed with R-E (Residence Estates) setbacks, minimal lighting, and grade brought down to the lowest point along the Durango Drive corridor. Public Works is requesting a 40 foot right-of-way on Log Cabin Way west of Durango Drive, which was not part of the original approval. Lastly, one of the previous conditions was in regard to construction access. The previous condition required paved access along the Moccasin Road alignment to Fort Apache Road and then down to the nearest existing pavement. However, the applicant wants to take that access down to Durango Drive because Public Works would like Durango Drive improved from Log Cabin Way to Brent Lane in two lanes. Even if the pavement is along Moccasin Road to Fort Apache Road, the vehicles will still have to go on Durango Drive to get on the freeway.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 51 – SDR-1395

**MINUTES – Continued:**

BONNIE SHONING, 8500 Rocky Avenue, noted that this is an old river delta. She was concerned about dust during construction, which will cause problems for the residents and horses. She wondered where water would come from to wet the soil. In addition, she would like to see Moccasin Road be the designated road for construction traffic. She suggested the construction traffic could take Moccasin Road to the Frontage Road to Kyle Canyon Road. Durango Drive is already congested with automobiles, trucks and school buses. When the developer has completed this project, she wondered who will be responsible for the houses when they start to sink because there is unstable ground in the area.

HELENA NOVACK, 8501 Rocky Avenue, said there are canyons and bluffs in the area. The residents will be living in a cloud of dust during construction. This is one beautiful area that is left in Las Vegas.

DON WHITE, 8500 Log Cabin Way, appeared in protest. There are only a few residents that have block walls. The applicant is proposing a block wall along the property line. One problem is that if he wanted to build a block wall along his property line he could only come six feet down to the front alignment and then drop down to a four-foot high block wall and go out to Log Cabin Way with 50% open. This proposed project will have a six-foot high block wall all the way to Log Cabin Way on the east. That would not be allowed from a zoning and security standpoint if he wanted to build that kind of wall on his property. He suggested placing the horse trail on the south edge of the R-E (Residence Estates) properties and turn north between the existing residents' fence line and the applicant's block wall. That would mean a 20-foot trail along Log Cabin Way and a 12-foot trail between the resident's properties fence line and the applicant's block wall.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. Her lot runs from Log Cabin Way to halfway through their third lot. That means she will have a six-foot high block wall in her front yard. The soil in the area will be a problem. She would like the City and developer to be responsible for any construction defects. A lot of the issues have not been finalized. She was concerned about the truck route that will be bringing in dirt. The residents' concerns are two lanes of traffic on Log Cabin Way east of Durango Drive. Log Cabin Way is parkland so the State will not agree to an easement. There is no reason for Log Cabin Way to go any farther than Durango Drive. In addition, it is unknown what will be required for drainage against the block wall on the western boundary. The conditions of the soils is unknown, the construction route is uncertain, and type of lighting on the site has not been determined.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 51 – SDR-1395

**MINUTES – Continued:**

DEPUTY CITY ATTORNEY BRYAN SCOTT felt this item should not be heard before 4:00 p.m. at the City Council meeting.

ATTORNEY AMICK said it has to be determined as to how the cul-de-sacs will terminate. They will continue to work with the neighbors and City on this project until the City Council hearing.

TODD FARLOW, 240 North 19<sup>th</sup> Street, noted that on Map 1 in the Centennial Hills Sector Plan, there is an equestrian trail that goes out to Durango Drive. The applicant has indicated a ten-foot multi-use trail. In Exhibit 3 in the Centennial Hills Sector Plan it shows the multi-use equestrian trail to be 35 feet wide. The large homes use a lot of power, which is a problem for the air quality. The National Energy Conservation Act of 1978 requires ½ kilowatt hour per 100 square feet.

CHAIRMAN TRUESDELL responded that the homes will be energy efficient to meet the current codes. Their power bills will probably be lower than in the older homes.

ATTORNEY AMICK appeared in rebuttal. They are following the Master Plan for the trails. They have to submit a certified soils report. The City is held harmless if there are any soils issues.

COMMISSIONER NIGRO asked what has been decided as far as the road improvements between the applicant and neighbors.

DAVID GUERRA, Public Works, replied that one of the issues concerns Log Cabin Way. There is a condition stating that unless otherwise allowed by the City Engineer, construct half-street improvements including appropriate overpaving if legally able on Log Cabin Way adjacent to this site. The City Engineer can determine what will take place on the street improvements. There is the east side of Durango Drive and the west side of Durango Drive. In theory, the west side needs to be built because there will be homes adjacent to it. It is unknown how the east side of Durango Drive will be developed. The access road issues were addressed in zoning action Z-0001-99 and Z-0009-99. If the applicant wanted relief, they would have to apply for a Review of Condition. Condition 22 on the zoning action that was approved by the City Council on 5/21/1999 indicates two lanes of access paving that are specifically laid out in that condition.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 51 – SDR-1395

**MINUTES – Continued:**

COMMISSIONER NIGRO stated that access paving has to be determined in a future action.

ATTORNEY AMICK added that the Master Plan of Streets and Highways does not show Log Cabin Way west of Durango Drive.

COMMISSIONER GALATI clarified that this property is properly zoned. The Health District is strict on dust permits.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:09 – 1:46)

**5-1710**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The Tentative Map(s) shall depict the required 20-foot wide Multi-Use Trail along the east side of the Durango Drive frontage and the south side of the Moccasin Road Frontage in accordance with Map two of the Interlocal Joint Use Planning Area Trails Map of the Master Plan.
4. The setbacks for (phases 1 - 5) as shown on the submitted site plan shall be a minimum of 18 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 51 – SDR-1395

**CONDITIONS – Continued:**

5. The setbacks for (phase 6) as shown on the submitted site plan shall be a minimum of 30 feet to the front of the house and garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 35 feet in the rear.
6. The maximum building height shall be 2 stories or 35 feet, whichever is less.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassifications Z-0001-99 and Z-0009-99 and all other site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 51 – SDR-1395

**CONDITIONS – Continued:**

Public Works

15. The developer of this site, prior to submittal of a Tentative Map for this site, shall provide a plan for approval by the City Engineer identifying the final alignment for Moccasin Road adjacent to the north edge of this site in accordance with the general alignment identified in the City's Master Plan of Streets and Highways. The plan shall identify the final alignment and dedication requirements for each parcel affected by this plan. Appropriate access easements to provide access to parcels located north of the Moccasin Road alignment adjacent to this site shall be granted/obtained in conjunction with development of this site. In addition, the plan shall address the roadway requirements for Log Cabin Way adjacent to this site, and shall provide appropriate dedication and construction of such unless otherwise allowed by the City Engineer.
16. Dedicate or obtain dedication of appropriate right-of-way for the full 100 foot width, as shown on the approved plan, of Moccasin Road adjacent to this site. Also dedicate 100 feet of right-of-way through this site for Durango Drive and a 54-foot radius at the southeast corner of Durango Drive and Moccasin Road. Also, unless otherwise allowed by the City Engineer, dedicate 40 feet of right-of-way for Log Cabin Way adjacent to this site and a 54 foot radii on the northwest and northeast corners of Log Cabin Way and Durango Drive. Additional rights-of-way for Standard Drawings #201.1 and #234.1 may be required if recommended by the updated Traffic Impact Analysis.
17. Construct appropriate half-street improvements, including appropriate overpaving where necessary and legally able, on Durango Drive and Moccasin Road adjacent to this site concurrent with development of this site. In addition, unless otherwise allowed by the City Engineer, construct half-street improvements including appropriate overpaving if legally able on Log Cabin Way adjacent to this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Access paving and construction access requirements on Durango Drive and Moccasin Road shall be in accordance with Zoning Actions Z-1-99 and Z-9-99, unless superseded by subsequent actions.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 51 – SDR-1395

**CONDITIONS – Continued:**

19. Original Condition #28 of Z-1-99 dated May 21, 1999 shall be revised to read; Provide a sewer plan, including sewer easements and right-of-way dedications, required for development of this overall site that is acceptable to the City Engineer prior to the submittal of any public sewer construction drawings as required by the Department of Public Works. If a gravity flow connection cannot be provided westward and southward to Buffalo Drive, a lift station meeting public standards may be required. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
20. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. An update to the approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved update Analysis prior to occupancy of the site.
22. A Master Streetlight Plan of public streetlights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
23. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 51 – SDR-1395

**CONDITIONS – Continued:**

25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
26. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0001-99, Z-0009-99, and all other subsequent site-related actions.
27. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1415 - BARKER, BROWN, BUSBY & SUTHERLAND, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE FOOT OFFICE BUILDING on 0.64 acres adjacent to the southwest corner of Fourth Street and Hoover Avenue (APN: 139-34-410-102, 103, 129 and 130), R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the February 13, 2003 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE to the 2/13/2003 Planning Commission meeting – UNANIMOUS with GALATI excused**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 2/13/2003 Planning Commission meeting. Staff has a letter requesting the abeyance. The applicant is unable to attend this meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:21 – 6:22)

**1-500**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - SDR-1418 - EL DURANGO, LIMITED LIABILITY COMPANY ON BEHALF OF BEAZER HOMES** - Request for a Site Development Plan Review FOR A 197-LOT RESIDENTIAL DEVELOPMENT on 33.3 acres adjacent to the southeast corner of Grand Teton Drive and Hualapai Way (APN: 125-18-101-004, 006, and 007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Beazer Homes is a client of her firm**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant is proposing two different types of dwelling units. On the east portion they are proposing two dwellings to be attached by a garage in clusters of four units. The setbacks in that area do not meet the setbacks required in the Grand Teton Master Plan. The other product consists of single-family dwellings and the setback

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 53 – SDR-1418

**MINUTES – Continued:**

requirements are being met. The open space is slightly below what is required in the Grand Teton Master Plan. The seamless Interlocal Joint Use Planning Aerial Trails on Map 2 now shown a trail going through the middle part of the eastern portion of the subdivision, which means it would be going through the 37-foot wide private street between the set of clusters. The applicant has been working with staff and the County because this plan has been adopted by the City and is in the process of being adopted by the County. Stanpark Homes has been in contact with the Focus Commercial Group. There is an existing multi-use non-equestrian trail along the east side of Hualapai Way. The proposal is to move the required equestrian trail to Hualapai Way and then move the existing trail on Hualapai Way to the west side. Focus Commercial Group has tentatively agreed to that as long as they obtain the property from the Bureau of Land Management. The County has made this modification to their plan to shift the trails. The City will do a General Plan Amendment to modify the trail in its current location.

Condition 1 refers to completing the trail prior to the submittal of the Tentative Map. Condition 2 refers to a modification to the Grand Teton Village Plan to clarify setback requirements. Currently this subdivision does not meet the setback requirements in the Grand Teton Master Plan. Condition 3 refers to a required modification to the Grand Teton Village Plan that will reflect the new trail alignment. The applicant has submitted a major modification application for the Grand Teton Master Plan which will be at the 2/27/2003 Planning Commission meeting to address setback issues, open space issues and trail alignments. Staff recommended denial.

BRIAN PSIODA, VTN Nevada, 2727 South Durango Drive, appeared on behalf of the applicant. The Master Plan for Grand Teton Village was approved in September. They adhered to the City regulations requiring trail systems, alignment of roads, and densities. Beazer Homes was the first developer to approach Stanpark and acquire land. They have decided to use two products, 60 x 100 foot lots. They are attached cluster units, a four-pack group. That is a new type of product. There was a pre-application conference with staff. At that point, there was a different interpretation in terms of setbacks. In the Master Plan book, it says that if there is a zero lot line the five-foot setback is not required. The setback is missed by one foot. They are asking for four feet on one side of a side yard, 14 feet on the other side, and appropriate front and rear yards. There is a little bit of maneuvering room in terms of the setbacks. One of the conditions was to modify the Grand Teton Village Plan to clarify setback requirements for cluster developments. He accepted the setback condition.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 53 – SDR-1418

**MINUTES – Continued:**

In regard to the Conquistador Street alignment trail system that was adopted by the County, that proposed a hardship because it affected this project, whereby the Master Plan was 85% designed, and also affected several projects. The Master Developer got all the other developers together and approached Comprehensive Planning in the Planning and Development Department and attempted to devise some suggestions. One suggestion was to bring the equestrian trail over to Hualapai Way and then to Grand Teton Drive. Clark County was not in favor of that suggestion because they wanted the trail on the east side of Grand Teton Drive. This developer agreed to that request, but it was not a benefit to the Master Developer nor other developers building in that area. However, all the developers in that area were willing to abide by that suggestion.

Another issue was Hualapai Way. Public Works said they plan to submit a Master Plan of Streets and Highways Amendment to get Hualapai Way back to its original alignment. Previously it was going to the west towards Kyle Canyon Road. It was master planned at 80 feet, but now it is back to 120 feet. All the developers in the area have agreed to incorporate that and redesign their projects. Beazer Homes has lost four lots due to these changes.

In regard to the open space, this project has in excess of what is required. Since this project is 85% designed, it should be allowed to proceed.

TODD FARLOW, 240 North 19<sup>th</sup> Street, said that if the trail is moved, it should be a 35-foot multi-use trail. He asked if there will be sidewalks. In addition, he wondered if the buildings will be staggered on the lots.

MR. PSIODA said it was never intended that the trail would be multi-use, just an equestrian trail. An equestrian trail is 20 feet behind the back of the right-of-way, which includes another five feet on the other side of the right-of-way behind the back of the curb, so it results in a 25-foot equestrian trail, which is what the County's seamless plan requests.

COMMISSIONER EVANS asked if this request has to come back for a General Plan Amendment. Assuming it is not approved, then this project cannot be completed. MR. PSIODA said the developer is willing to take that chance because on some of the conditions a lot of work has to be done prior to the submittal of a Tentative Map. They would like to change the submittal to approval of the Tentative Map. If the General Plan Amendment does not get approved, then the Final Map would not get recorded.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 53 – SDR-1418

**MINUTES – Continued:**

COMMISSIONER NIGRO felt the conditions as written are satisfactory. MR. CLAPSADDLE reiterated that staff is recommending denial because this is dealing with something on this agenda before other things that need to occur. MR. PSIODA added that they have submitted a revised map showing 60 feet on Hualapai Way and the equestrian trail.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:46 – 2:06)

**5-3600**

**CONDITIONS:**

Planning and Development

1. A revised site plan shall be submitted to the Planning and Development Department for review and approval to ensure compliance with the seamless trails plan prior to the submittal of a Tentative Map on this site.
2. A modification to the Grand Teton Village Plan to clarify setback requirements for the cluster development shall be approved prior to the submittal of a Tentative Map on this site.
3. A modification to the Grand Teton Village Plan will be required to reflect any change in trail alignment prior to the submittal of a Tentative Map on this site.
4. A 20-foot wide Multi-use non-equestrian trail shall be provided along the south side of Grand Teton Drive.
5. The site plan shall be revised to provide 1.27 acres of open space for pocket parks for the overall development. The revised site plan shall be submitted to the Planning and Development Staff for review to ensure compliance with this condition prior to the submittal of a Tentative Map on this site.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 53 – SDR-1418

**CONDITIONS – Continued:**

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Conformance to all applicable Conditions of Approval for Rezoning Z-0014-02.

**Public Works**

11. Dedicate 50 feet of right-of-way adjacent to this site for Grand Teton Drive, 60 feet for Hualapai Way, 30 feet for Gilcrease Avenue and a 25-foot radius at the northeast corner of Hualapai Way and Gilcrease Avenue.
12. Construct half-street improvements including appropriate overpaving (if legally able) on Grand Teton Drive, Hualapai Way and Gilcrease Avenue adjacent to this site concurrent with development of this site and construct widened paving adjacent to the “Not a Part” parcels on the southeast corner of Hualapai Way and Grand Teton. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
13. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
14. Coordinate with the Collection Systems Planning Section to extend the public sewer in Gilcrease Avenue to Hualapai Way in an alignment and to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 53 – SDR-1418

**CONDITIONS – Continued:**

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. A Master Streetlight Plan of public streetlights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
17. A Homeowner's Association or other private maintenance organization shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 53 – SDR-1418

**CONDITIONS – Continued:**

dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
21. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0014-02 and all other subsequent site-related actions.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - MSP-1409 - D. 2801 WESTWOOD, INC.** - Request for a Master Sign Plan Review FOR AN APPROVED SEXUALLY ORIENTED BUSINESS (LE ROUGE GENTLEMEN'S CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (M. McDonald).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED** subject to conditions with Condition 1 deleted and sign to be 60 feet in height – Motion carried with QUINN voting NO and TRUESDELL abstaining as he has a business interest with the adjacent property owner

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

VICE CHAIRMAN QUINN declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant is requesting a Master Sign Plan for a 60-foot tall freestanding pylon sign. Title 19 permits a freestanding ground sign to go up to 80 feet when the sign is within 200 feet of the right-of-way line and it could be read from Interstate 15 or 215 when authorized by the City Council after a review by the Planning Commission. Staff went to the site and found a billboard to the south and one to the north. They appeared to be 40 feet in height or less. After reviewing this request, staff determined that this sign could be reduced to 40 feet in height and still be seen on I-15. Staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 54 – MSP-1409

**MINUTES – Continued:**

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared in order to represent the applicant. This business is located along I-15 just south of the Sahara Avenue off-ramp. Under the code, they could have applied for a sign with a height of 80 feet, but they are requesting a 60-foot high sign. This business is not surrounded by residential neighborhoods. On three sides is industrial with I-15 on the fourth side. She showed on the monitor the signs for Mandalay Bay, which has a sign height at 185 feet, Motel 6 at 80 feet, In-N-Out Burger at 87 feet, Celebrity Cars at 65 feet, Bellagio at 197 feet, Ad Art is 80 feet, Travelodge at 70 feet, and Palace Station at 119 feet.

DAVID PRATT, KSM Investment and Construction Company, 2722 Highland Avenue, appeared in protest. He noted that there are family-oriented businesses in the area. Also, there are seven adult businesses within a two-mile radius.

TODD FARLOW, 240 North 19<sup>th</sup> Street, felt this is better than the billboards.

ATTORNEY LAZOVICH emphasized that this application is just for the height of the sign.

COMMISSIONER McSWAIN asked if the content of the sign would be exactly as it is shown. ATTORNEY LAZOVICH replied that there could be minor changes to the sign. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that the focus of this conversation should be the height of the sign.

VICE CHAIRMAN QUINN asked if the lower portion of the sign will be digital. ATTORNEY LAZOVICH answered that it is a flex space cabin and not designed to be digital. The photo will have to be manually changed.

COMMISSIONER EVANS asked if any of the adjacent businesses object to this sign. MR. DICHTER said there is one protest on record.

COMMISSIONER McSWAIN suggested having a one-year review of this sign.

VICE CHAIRMAN QUINN was concerned that this sign could distract motorists on the freeway. ATTORNEY LAZOVICH felt this sign will be just as tasteful as a Victoria Secret sign.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 54 – MSP-1409

**MINUTES – Continued:**

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(2:06 – 2:18)

**6-530**

**CONDITIONS:**

Planning and Development

1. The Freestanding Pylon Sign shall be limited to a maximum height of 40 feet.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. The Freestanding sign shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
4. A Master Sign Plan will be required for any future signs on this site.

Public Works

5. Site development to comply with all applicable conditions of approval for Site Development Plan Review SD-0063-01 and all other subsequent site-related actions.
6. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SDR-1310 - ADVENT UNITED METHODIST CHURCH** - Request for a Site Development Plan Review FOR AN EXISTING MODULAR BUILDING TO BE CONVERTED TO A PERMANENT BUILDING on 1.25 acres at 3460 North Rancho Drive (APN: 138-12-710-046), C-2 (General Commercial) Zone, Ward 6 (Mack).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - APPROVED subject to conditions – UNANIMOUS with GALATI excused**

**This is final action.**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the last meeting. The church is requesting a modular building be made into a permanent building. The reason for the abeyance was to allow time for everyone to meet with the Building and Safety Department to discuss what would have to be done from a permitting aspect to make this a permanent structure. Whenever the Building and Safety Department permits a building, they don't look at it as being temporary versus permanent. They permit it as a permanent structure. As long as the building is not altered, there is nothing they would have to do from a permitting aspect.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 55 - SDR-1310

**MINUTES – Continued:**

RONALD THOMPSON, Advent United Methodist Church, 3460 North Rancho Drive, appeared in order to represent the application. He has met with City staff and was advised there would not be a problem with their request until such time as they make a change. When they make a change, they will submit the appropriate Site Development Plan and comply with all the conditions.

There was no further discussion.

(6:23 – 6:24)  
**1-580**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Expansion/modification of the existing modular building in the future will require application for a new Site Development Plan Review.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect the existing arcade area/canopy along the west elevation of the main (church/office) building.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the currently existing number of parking spaces along the west elevation of the main (church/office) building as well as their present configuration.
6. The provision of bicycle parking within, or directly adjacent to, the parking lot area at a conspicuous location (or locations). The minimum bicycle parking required shall be equivalent to the area of one standard parking stall or sufficient parking for a minimum of eight bicycles.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 55 – SDR-1310

**CONDITIONS – Continued:**

7. All bare soils shall be covered with decomposed granite or other approved material for dust control purposes.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of any Certificate of Occupancy.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. If sanitary sewer flows for this building are unable to be serviced by gravity flow from the municipal sewer main in Rancho Drive the Clark County Health Department must be contacted and this site shall comply with all conditions imposed.
16. Site development to comply with all applicable conditions of approval for Site Development Plan Review SD-0030-97 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-1399 – CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A REDESIGN OF THE HUNTRIDGE CIRCLE PARK located between northbound and southbound Maryland Parkway, between Franklin Avenue and Francis Avenue (APN: 162-03-514-052), C-V (Civic) Zone, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - APPROVED subject to conditions - UNANIMOUS**

**This is final action.**

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development, stated this is an upgrade to the existing park. There has been a Citizens Task Force assigned to make recommendations to upgrade the park. This application incorporates the Task Force concepts. Staff recommended approval subject to the conditions.

SAM TOLMAN, Architectural Services, City of Las Vegas, 4455 East Patterson Avenue, appeared to accept all the recommendations.

COMMISSIONER EVANS said he has followed this over the period of development and the neighborhood on both sides of Maryland Parkway was actively involved. This will be a gem and provide a statement for the older communities that they have a value. It will be an enhancement for the City.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 56 – SDR-1399

**MINUTES – Continued:**

CHAIRMAN TRUESDELL was concerned about children crossing Maryland Parkway to get to the park. MR. TOLMAN explained that there will be a signalized crosswalk on both sides of the park that will be coordinated with the streetlights. There has been input from the Traffic Division. On the south side of the park will be an amphitheater. There will be signage and artwork so the entrance will be seen from a distance. COMMISSIONER EVANS did not feel that the focus of the park is for small children. MR. TOLMAN said the focus of the park is for the entire neighborhood. There are berms and barriers on the north side so if any vehicles drive onto the park they will not be able to proceed very far. He was very impressed with the Task Force. This park is close to going out for bids.

No one appeared in opposition.

There was no further discussion.

(2:18 – 2:24)

**6-950**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a certificate of completion, to reflect handicapped parking spaces that are in conformance with Section 19.10.010(G) of the zoning code by providing a minimum 5-foot wide access aisle on each side of the parking space. In addition one handicap space must be a van-accessible space, which requires an 8-foot aisle on one side and a 5-foot aisle on the other.
4. All on-site lighting shall not extend past 10:00 PM, except required security lighting.
5. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking areas shall be no more than 27 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. All exterior lighting shall meet the standards of LVMC section 19.08.060(C).

PLANNING COMMISSION MEETING OF JANUARY 23, 2003

Planning & Development Department

Item 56 – SDR-1399

**CONDITIONS – Continued:**

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. New driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. A Traffic Impact Analysis or other information acceptable to the Traffic Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
13. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - DIR-1208 - CITY OF LAS VEGAS** - Request to designate parcels of land AS A HISTORIC DISTRICT IN THE CITY OF LAS VEGAS generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>69</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>12</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Petition and Letters Submitted In Opposition At Meeting
5. Letter In Approval Submitted At Meeting

**MOTION:**

**GALATI - APPROVED – Motion carried with McSWAIN, NIGRO and QUINN voting NO**

**To be heard by the City Council on 2/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated there was a General Plan Amendment adopted in 1975 that called for an inventory of all historical properties within the City. That was conducted in 1978, 1984, 1988 and 1992. This action comes before the Planning Commission as a result of a letter written to the City on 7/7/2000 at which time the John S. Park Neighborhood Association requested that the City's Neighborhood Services Department undertake a neighborhood planning effort within their neighborhood. During the course of approximately a year and a half, a 36-member committee worked with the City's Neighborhood Services Department in preparing the John S. Park Neighborhood Plan. That Plan was adopted by the City Council on 12/19/2001. In that Plan, there was an action Plan of five points.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 57 – DIR-1208

**MINUTES – Continued:**

The second point was that the City Council, via the Historic Preservation Commission, adopt and support a historic designation for the identified section of the neighborhood. Subsequent to that action, the City obtained funds through the State for historical preservation activities. The City contracted with a private consultant to conduct a historical survey of this neighborhood. It was found during the course of that survey that the neighborhood did meet two of the federal criterion with regard to historical preservation. That criterion entailed the neighborhood significance indicative of a particular period of time, history of those persons in that neighborhood, and historical significance to the local community.

The consultant worked from a map that was prepared for the portion of the John S. Park neighborhood that was proposed for historical designation and made minor modifications based upon the boundaries of the original subdivisions. That was brought before the Historical Preservation Commission for consideration. That action was publicly heard and there were speakers in attendance. The Historical Preservation Committee recommended to the Planning Commission, who then recommended to the City Council, the adoption of that historical designation.

Essentially what it entails is a local designation of the neighborhood, which would result in one additional step being required for major modifications to properties within that area. For the actions that require a building permit or other discretionary zoning action, it would require that the plans be submitted to the Historical Preservation Commission for recommendations as to the modifications being compatible with the neighborhood and federal historical standards. Additionally, the Historical Preservation Commission, through the City Council, may adopt specific guidelines for this neighborhood to follow if directed by the City Council to adopt this Neighborhood Plan.

A number of neighborhood meetings have been held and this item was before the Planning Commission as a result of the original Neighborhood Plan. The consultant is in attendance at this meeting

DAYVID FIGLER, resident of area, said the consensus of the neighbors is that there is a lot of historical significance as far as its age, notable residents over the years, and architectural styles. The main contention is that any neighborhood is going to have certain concerns whenever persons in government are telling the homeowners what they can and cannot do with their properties. The historical designation Zoning Code 19A.06.090, Section I, 6, Subsection B-1, refers to design guidelines. Some conditions could be negotiated. If there are historical areas, there should not be dissention.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 57 – DIR-1208

**MINUTES – Continued:**

KENY STEWART, President of John S. Park Neighborhood Association, 1144 South Sixth Street, appeared in approval. This Plan began three years ago. This is a unique neighborhood. Many of the residents have lived in the neighborhood for many years. Money and Las Vegas Living magazines have voted this neighborhood in the top ten list of best neighborhoods in which to live. It is an honor and privilege to have this neighborhood recognized as an important attribute to the City of Las Vegas. Many of the homes are over sixty years old. The Neighborhood Association held a meeting last week to help the residents understand and know the process of a historical designation and its impact. Some of the facts have been taken out of context. This designation will improve the neighborhood and enhance pride of ownership.

JONELL THOMAS, Vice President of John S. Park Neighborhood Association, 1509 South Fifth Place, appeared in approval. She submitted two letters of approval. A historical designation would impact residents only if they seek building permits and zoning changes. There is a sense of community in this neighborhood. Some residents would prefer their properties become commercial, but that is inappropriate.

JOHN DELIKANAKIS, President of Beverly Green Neighborhood Association, 548 Barbara Way, appeared in approval. The Beverly Green neighborhood has been observing what is taking place in the John S. Park neighborhood. The homes in his neighborhood are approximately fifty years old. When he attended John S. Park neighborhood meetings, he sensed that some of those residents want to convert their homes to offices.

BEN CONTINE, 553 Barbara Way, appeared in approval. There needs to be a neighborhood planning process established. Changes are being made in the John S. Park neighborhood.

ANNA COFFIN, 1139 Fifth Place, appeared in approval. There is a sign at the beginning of the John S. Park neighborhood that says "Welcome to the Historic John S. Park Neighborhood." That should be the official title of the neighborhood. Each house is different.

MARY HAUSCH, 1139 Fifth Place, appeared in approval. She has worked for several years on this plan by being a member of the neighborhood planning committee. The residential houses north of Charleston Boulevard have been replaced by big buildings. She does not want that to happen in her neighborhood.

JAMES REZA, 1264 South Ninth Street, appeared in approval. There are very few areas in Las Vegas that could be considered historical.



PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 57 – DIR-1208

**MINUTES – Continued:**

SANDRA MOORE, 1114 Fifth Place, appeared in protest. The homes were built in the 1960's and are not old enough to be considered historic. This will require more rules and regulations. The neighborhood is kept up quite well. Designating this neighborhood historic will not stop the crime. She would prefer the City remove the strip club, adult bookstore, tattoo shop and seedy motels just outside the boundary of the John S. Park neighborhood and replace them with respectable businesses. She wondered if the City will be receiving funds from the federal government on this project.

GERI HOWARD, 1101 South Sixth Street, appeared in protest. Her home is only 28 years old. Due to the nature of the area, her home has depreciated in value. The Hart Mansion was rezoned to C-1 (Limited Commercial) with a liquor license. As a result, there has been loud music and tour buses disturbing the neighborhood.

BARBARA GANSON, 1100 South Sixth Street, appeared in protest. This would place another layer of government in an older area where the residents have encountered expenses in keeping the homes up and remodeling them.

MICHAEL GANSON, 1100 South Sixth Street, appeared in protest. Some of the residents don't want to live underneath a special interest group. The John S. Park Neighborhood Association is comprised of a minority of residents, some of which are renters or property owners who do not live in the neighborhood. He felt there have been misrepresentations of the community support. No provisions have been made for those property owners who do not want to be involved in this historic designation. The current City Zoning Code has not been addressed. This has created a lot of confusion in the neighborhood and will lead to litigation. He submitted a petition in opposition.

JACK SCHOFIELD, 1308 South Eighth Street, appeared in protest. He was concerned about his rights being taken away. His home was built 52 years ago. It is not necessary to designate this neighborhood as historic.

CAMERON D. LEAVITT, 1220 South Seventh Street, appeared in protest. He does not want to be told what he can do around his property, but agreed that whatever he does has to be according to the code.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 57 – DIR-1208

**MINUTES – Continued:**

JEFFREY REEVELL, 1100 Fifth Place, appeared in protest. His home is 300 feet away from Las Vegas Boulevard. Not far away are several businesses, noise and traffic. His street is commercial.

ATTORNEY DAVID PRATT appeared in protest. If commercial properties are allowed, then there is no sense of family left.

COMMISSIONER EVANS asked what would be precluded if this designation were passed. MS. WHEELER responded that the code states if a building or zoning permit is required to do work on the property, the applicant must first obtain the approval of the Historic Preservation Commission. There are no specific guidelines for the John S. Park neighborhood. The work would have to be compatible with the character of the overall property as well as part of the entire district. This historical designation requires an extra step. Any person aggrieved by the Historical Preservation Commission's decision can appeal that decision to the City Council.

COMMISSIONER EVANS thought that historic designations enhance property values. There seems to be some misinformation involving a historic designation. He was surprised that there is still so much contention when there have been numerous meetings on this issue. He does not think he could ever support commercial in this neighborhood regardless if it is designated historic or not.

COMMISSIONER GOYNES felt most of the neighbors have agreed to this historic designation.

COMMISSIONER GALATI asked if the boundaries are those that have been approved. MS. WHEELER said two properties were removed from the original boundaries in the neighborhood plan because they were not a part of the two original subdivisions.

COMMISSIONER GALATI then asked if there is a provision in the code to add to this district. MS. WHEELER said any addition would have to go through the entire process, which is survey, Historic Preservation Commission, Planning Commission and City Council.

COMMISSIONER GALATI was amazed at the amount of misinformation on this issue. He did not feel the historical guidelines are stringent. Once any history is destroyed, then it is gone forever.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 57 – DIR-1208

**MINUTES – Continued:**

COMMISSIONER QUINN counted 161 properties in this neighborhood. From his calculations, there is less than 5% in favor. This just adds more inconvenience for the residents to enhance their properties.

COMMISSIONER McSWAIN commended the effort that has been made by the residents in the neighborhood to preserve it. She has property in the state of Washington that was built in 1925. A lot of the properties in that community were destroyed and replaced with high-rise buildings. The architecture does not blend with the historic nature of that community, but they found a way to preserve the history of the area without creating regulations across the board that would encompass people who might not support it. There needs to be a greater consensus on this request.

COMMISSIONER NIGRO asked if there is an official count of how many residents are in support or not. MS. WHEELER replied that the survey only entailed the properties. A vote was not taken of the residents' preference.

COMMISSIONER NIGRO was unaware that this issue was so contentious until this evening. He felt the basic idea of preserving this neighborhood is good.

COMMISSIONER EVANS asked for more clarification on the petition that was submitted and if those individuals who signed it actually understood the issue.

COURTNEY LOONEY, Historical Preservation Consultant, explained that her job was to prepare the draft for the historic district designation. In regard to the signatures on the petition, she thought there were approximately 75 signatures in approval. She gave a presentation on the historic district to the sub-committee of the John S. Park Neighborhood Association.

MS. HAUSCH confirmed that the petition contained approximately 75 signatures in approval. The Historic Preservation Commission voted unanimously to back this project. This issue has been discussed for years.

CHAIRMAN TRUESDELL thought the historic character of this neighborhood is without question. There is very little difference from the current Title 19 code and what happens under a historic designation. He supports the historic designation, but wondered if the process that has taken place is flawed.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 57 – DIR-1208

**MINUTES – Continued:**

COMMISSIONER GALATI noted that the neighborhood planning process was the vehicle that set this in motion and felt that process is valid. This is the logical conclusion of that process.

COMMISSIONER McSWAIN commented that she was concerned about creating a historical district that would restrict property owners from altering their properties. A lot of time has been spent on this issue and she thought more property owners would be in favor.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:35 – 10:53)

**3-400**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - TXT-1358 - CITY OF LAS VEGAS** - Request to amend the Town Center Development Standards in regards to signs.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the February 13, 2003 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**GALATI – APPROVED - UNANIMOUS**

**To be forwarded to the City Council in Ordinance form.**

NOTE: CHAIRMAN TRUESDELL disclosed that he is a licensed real estate broker who works with commercial real estate and does not deal with residential signs so he has no financial interest and will vote on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that this item is for a change to the Town Center standards in regard to signs. Currently there is no provision for temporary real estate signs within Town Center. The sign industry and Southern Nevada Home Builders Association approached the City with a request that has been reviewed by the Centennial Hills Architectural Review Committee twice whereby two members of the Planning Commission are members. That Committee recommended that 30 signs would be allowed, eight directional signs, certain insurance requirements, and the allowances would be for a period of one year or upon the adoption of a formalized kiosk program, whichever came first. The industry has

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 58 – TXT-1358

**MINUTES – Continued:**

concerns because there are projects being built in Town Center. The commitment is to work with staff during the upcoming year on a full kiosk program, which means these provisions would not remain longer than a year.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:24 – 2:27)

**6-1220**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - TXT-1505 - CITY OF LAS VEGAS** - Request to amend Title 19 to establish development standards for valet parking.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE Item 59 [TXT-1505] and Item 60 [TXT-1510] to the 2/13/2003 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

ROBERT GENZER, Director, Planning and Development, requested Item 59 [TXT-1505] and Item 60 [TXT-1510] be held in abeyance to the 2/13/2003 Planning Commission meeting due to the late hour.

There was no further discussion.

(2:24 – 2:26)

**6-1170**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - TXT-1510 - CITY OF LAS VEGAS** - Request to amend Title 19 to establish revised parking standards for barber/beauty shops.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN – ABEYANCE Item 59 [TXT-1505] and Item 60 [TXT-1510] to the 2/13/2003 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

ROBERT GENZER, Director, Planning and Development, requested Item 59 [TXT-1505] and Item 60 [TXT-1510] be held in abeyance to the 2/13/2003 Planning Commission meeting due to the late hour.

There was no further discussion.

(2:24 – 2:26)

**6-1170**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

---

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**PUBLIC HEARING - TXT-1512 - CITY OF LAS VEGAS** - Discussion and Possible action to Amend Title 19.18.050 B of the Las Vegas Zoning Code to clarify that certain condominium-related conversions require site development plan review, and to provide for other related matters.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

**MOTION:**

**QUINN – APPROVED subject to condition - UNANIMOUS**

**To be forwarded to the City Council in Ordinance form.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this item involves apartment buildings declaring to be condominium projects and selling those units without benefit of proper subdivision mapping and the inability of the City to review the actual development for the provision of the amenities that appear to be appropriate for condominium units. All condominium projects require subdivision mapping. This provision for a Site Development Plan Review will allow the Planning Commission to review the project as far as open space, amenities, and design at the time of conversion. Staff recommended approval subject to the condition.

PLANNING COMMISSION MEETING OF JANUARY 23, 2003  
Planning & Development Department  
Item 61 – TXT-1512

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.  
(2:27 – 2:30)  
**6-1300**

**CONDITION:**

- 1) Create a new Title 19, Chapter 18, Section 50, Subsection (B) (4) to read as follows:
4. Certain Conversions. The conversion of any development from multi-family or apartment development to condominium status, or the conversion of any condominium development to a rental-only multi-family or apartment development, shall require a Site Development Plan Review.



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JANUARY 23, 2003**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

**MEETING ADJOURNED AT 2:30 A.M.**

Respectfully submitted:

\_\_\_\_\_  
DOREEN ARAUJO, DEPUTY CITY CLERK

\_\_\_\_\_  
LINDA OWENS, DEPUTY CITY CLERK